

Rent Assessment Committee: Summary reasons for decision.**Housing Act 1988****Address of Premises**

39 Tutsham Way
Paddock Wood
Tonbridge
Kent, TN12 6UA

The Committee members were

Mrs H Bowers MRICS
Mr M Marshall FRICS

1. Background

On 6th September 2005 the tenant of the above property referred to the Committee a notice of increase of rent served by the landlord under section 13 of the Housing Act 1988.

The landlord's notice, which proposed a rent of £250 per week with effect from 30th September 2005, is dated 24th August 2005.

The tenancy is a periodic tenancy which commenced in January 2000. The current rent is £100 per week.

2. Inspection

The Committee inspected the property on 29th September 2005 and found it to be in good condition.

The subject property is a detached house of brick and tiled construction, dating from the early 1980's. The accommodation comprises living room, dining- kitchen, cloakroom and integral garage on the ground floor; with four bedrooms and a bathroom on the first floor. The property is double-glazed and has the benefit of gas central heating.

3. Evidence

The committee received written representations from the landlord and the tenant and these were copied to the parties.

Neither party requested a hearing at which oral representations could be made.

4. The law

In accordance with the terms of section 14 Housing Act 1988 the Committee proceeded to determine the rent at which it considered that the subject property might reasonably be expected to be let on the open market by a willing landlord under an assured tenancy.

In so doing the Committee, as required by section 14(1), ignored the effect on the rental value of the property of any relevant tenant's improvements as defined in section 14(2) of that Act.

In coming to its decision the Committee had regard to the evidence supplied by the parties and the members' own general knowledge of market rent levels in the area of Paddock Wood and concluded that an appropriate market rent for the property would be £900 per calendar month. However, at this level of rent, the market would require the property to have new carpets, curtains and white goods. These were not present and accordingly the committee determined a rent of £810 per calendar month, to reflect the current condition of the property. This equates to £185 per week.

5. The decision

The Committee therefore concluded that the rent at which the property might reasonably be expected to be let on the open market would be £185 per week.

This rent will take effect from 30th September 2005 being the date specified by the landlord in the notice of increase.

Chairman



Dated

29/9/05

This document contains a summary of the reasons for the Rent Assessment Committee's decision. If either party requires extended reasons to be given, they will be provided following a request to the committee clerk which must be made within 21 days from the date of issue of this document.