

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

85 Northern Parade  
Hilsea  
Portsmouth PO2 9PE

**The Committee members were**

Mr D Agnew LLB LLM (Chairman)  
Mr P D Turner-Powell FRICS

**1. Background**

On 3 August 2004 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 £550 per calendar month with effect from 1 September 2004 is dated 19 July 2004.

The tenancy commenced on 1 September 2003 for a term of 6 months. The tenant remains in occupation as a statutory periodic tenant. The current rent is £525 per calendar month.

**2. Inspection**

The Committee inspected the property on 23 September 2004 and found it to be in good condition.

The following qualifying tenant's improvements had been made to the property:

None

The following services are provided for the tenant:

None

### **3. Evidence**

The committee received written representations from the landlord and 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 Portsmouth and concluded that an appropriate market rent for the property would be £550 per month.

### **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 £550 per month.

This rent will take effect from 1 September 2004 being the date specified by the landlord in the notice of increase.

Chairman *(signed)*  
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D AGNEW LLB LLM

Dated 23 September 2004

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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.