

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

**Address of Premises**

4 Brooks Cottages  
Forge Lane  
East Farleigh  
Maidstone

**The Committee members were**

Mr I W Collins FRICS IRRV  
(Chairman)  
Mr M Marshall FRICS  
Ms L Farrier

**1.      Background**

On 12<sup>th</sup> May 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 £130 per week with effect from 31<sup>st</sup> May 2004 is dated 29<sup>th</sup> April 2004.

The tenancy is a statutory periodic tenancy by succession which arose on the death of the former tenant. The current rent payable is £115 per week.

**2.      Inspection**

The Committee inspected the property on 7<sup>th</sup> July 2004 and found it to be in fair order only. It is understood that the property was subject to certain improvement works in about 1994 with the assistance of Local Authority grant aid. These works included installation of central heating, bathroom improvements, construction of a new back addition kitchen and upgrading of electrics. The decorative order and plasterwork is generally poor.

**3.      Evidence**

The Committee had received written representations from the landlord and tenant and these were copied to the parties. The tenant had requested a hearing at which oral evidence could be made.

A hearing was arranged for 11 am on the 7<sup>th</sup> July 2004 at Farleigh Village Hall but during the course of the property inspection the tenant confirmed that he would not be attending the hearing and that this was no longer required.

#### **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 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 landlords agent and the members' own general knowledge of market rent levels in the area of Mid Kent and concluded that an appropriate market rent for the property would be £118 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 £118 per week.

This rent will take effect from 31<sup>st</sup> May 2004 being the date specified by the landlord in the notice of increase.



Chairman

I W Collins FRICS IRRV

Dated 13<sup>th</sup> July 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.