

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

16 THE DRIVE,  
HORLEY,  
SURREY,  
RH6 7NG

**The Committee members were**

Mr Benjamin Mire BSc (Est Man) FRICS  
Mr Morris Marshall FRICS  
Miss Jayam Dalal

**1. Background**

On 17<sup>th</sup> April 2003 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 £900 per calendar month with effect from 20<sup>th</sup> May 2003 is dated 14<sup>th</sup> April 2003.

The tenancy is a statutory periodic tenancy by succession which arose on the death of the former tenant. The rent payable is £487.50 per calendar month.

**2. Inspection**

The Committee inspected the property on 24<sup>th</sup> June 2003 and whilst it found the premises to be in fair condition, they noted the front and rear doors required renewal, the lighting circuit was dated, the kitchen required modernisation, the guttering to be defective, rendering at the rear requiring attention and fences and gates missing.

### **3. Evidence**

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

A hearing was held on 24<sup>th</sup> June 2003 in Redhill at which oral representations were made by the tenant. The landlord was not present or represented.

### **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.

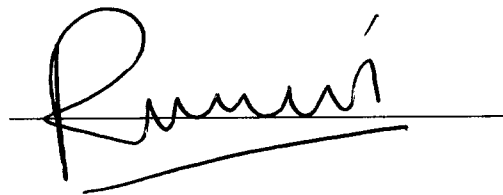
In coming to its decision the Committee had regard to the evidence supplied by the parties and the members' own general knowledge of market rent levels in the area of Horley and concluded that an appropriate market rent for the property would be £850 per calendar month, but reduced this figure to £615 per calendar month to reflect its condition at the time of the Committee's inspection.

## 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 £615 per calendar month.

This rent will take effect from 20<sup>th</sup> May 2003 being the date specified by the landlord in the notice of increase.

Chairman

A handwritten signature in black ink, appearing to be 'R. M. M.', written over a horizontal line.

Dated

30<sup>th</sup> JUNE 2003

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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.