

Rent Assessment Committee: Summary reasons for decision.

Housing Act 1988

Address of Premises

20 Henry Street
Bognor Regis
West Sussex
PO21 1AR

The Committee members were

Mrs F J Silverman LLM (Chairman)
Mr R A Wilkey FRICS FICPD
Miss J Dalal

1. Background

On 13th May 2004 the tenants 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 £725.00 per month with effect from 24th May 2004 is dated 2nd April 2004.

The tenancy is a periodic tenancy which commenced on 24th April 2002. The current rent is £660.00 per month.

2. Inspection

The Committee inspected the property on 21st June 2004 and found it to be in poor condition.

3. Evidence

The committee received written representation from the tenant and this was copied to the parties. No written representation was received from the landlord.

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.

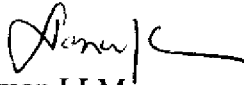
In so doing the Committee, as required by section 14(1), ignored the effect on the rental value of the property of any relevant tenant's improvements as defined in section 14(2) of that Act.

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 Bognor Regis and concluded that an appropriate market rent for the property would be £575 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 £575 per month.

This rent will take effect from 26th May 2004 being the date specified by the landlord in the notice of increase.

signed 
Chairman F J Silverman LLM

Dated 21st June 2004

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.