

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

32 Old Shoreham Road
Southwick
West Sussex
BN42 4HS

The Committee members were

Mr Phillip Langford MA LLB
Mr Andrew Mackay FRICS
Miss Jayam Dalal

1. Background

On 22 October 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 £300.00 per month with effect from 15 December 2003 is dated 15 October 2003.

The tenancy is a statutory periodic tenancy by succession which arose on the death of the former tenant. The rent payable is £280 per month

2. Inspection

The Committee inspected the property on 11 December 2003 and found it to be in ~~good~~/fair/~~poor~~* condition.*

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

*Installation of hot water system
Provision of kitchen units*

The Committee was unable to gain access at the appointed time in order to inspect the property internally and therefore made an external inspection only.*

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:

A hearing was arranged on 11 December 2003 at Worthing Town Hall but neither party attended.

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 tenant and the members' own general knowledge of market rent levels in the areas of ^{coastal} ~~the~~

East and West Sussex, and concluded that an appropriate market rent for the property would be £.295.....per month.

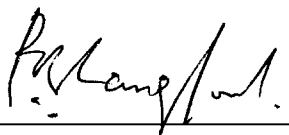
5. The decision

The Committee therefore concluded that the rent at which the property might reasonably be expected to be let on the open market would be £.295..... per month.

This rent will take effect from 15 December 2003 being the date specified by the landlord in the notice of increase.

This rent will take effect from the committee being satisfied that undue hardship would otherwise be caused to the tenant.

Chairman


P B Langford

Dated 11 December 2003

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.