

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

Address of Premises

49 Rife Way
Ferring
Worthing
West Sussex
BN12 5JY

The Committee members were

Mr Phillip Langford MA LLB
Mr A O Mackay FRICS
Miss Jayam Dalal

1. Background

On 23 September 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 £750.00 per month with effect from 01 October 2003 is dated 20 August 2003.

The tenancy is a periodic tenancy which commenced in November 1995. The current rent is £506.32 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.

Garage door and roof repaired

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.

~~The following services are provided for the tenant.~~

3. Evidence

The committee received written representation from the tenant ^{and from the Landlord} and ^{these} was copied to the parties. ~~No written representation was received from the landlord.~~

A hearing was held at Worthing Town Hall on 11 December 2003 at which oral representations were made by ~~on behalf of~~ ^{and} the landlord and tenant.* The landlord/tenant ^{was} ~~was~~ not present or represented.*

SECRET
A hearing was arranged for... ~~1530~~ ^{11 December 2003} on ~~11 December~~ ^{11 December 2003} in ~~Worthing Town Hall~~ ^{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 parties, and the members' own general knowledge of market rent levels in the ^{couple} area of West Sussex and concluded that an appropriate market rent for the property would be £ ⁴⁶⁸per month.

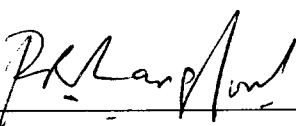
5. The decision

The Committee therefore concluded that the rent at which the property might reasonably be expected to be let on the open market would be £.....⁴⁶⁸ per month.

This rent will take effect from^{1st October 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.