

**RESIDENTIAL PROPERTY TRIBUNAL SERVICE
SOUTHERN RENT ASSESSMENT PANEL**

Certificate pursuant to regulation 10(2) of the Rent Assessment Committee (England
& Wales) Regulations 1971 (SI 1971/1065)

**Re: 10 CLAREMONT TERRACE, SANDWICH ROAD, SANDWICH, KENT
CT13 0LY**

Case No: CHI/29UE/F77/2004/0142/01

I certify pursuant to the above-mentioned regulation that there is a clerical error in the Notice of the Rent Assessment Committee's reasons in this matter dated 11 October 2004. On page 2 of the reasons under "5. The decision" paragraph 1 the amount should read **£86 per week** and not £86 per month.

A handwritten signature in black ink, appearing to read 'I W Collins', enclosed within a large, loopy oval shape.

Chairman

Mr I W Collins FRICS IRRV

Date: 9th November 2004

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

Address of Premises

10 Claremont Terrace
Woodnesborough
Near Sandwich
Kent

The Committee members were

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

1. Background

On the 19th August 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 £105 per week with effect from 20th September 2004 is dated 16th August 2004.

The tenancy is a periodic tenancy which commenced in November 1999. The current rent is £85 per week.

2. Inspection

The Committee inspected the property on 11th October 2004 and found it to be in poor order. It was noted that major refurbishment is necessary including: central heating, an internal WC, signs of dry rot, damp penetration, treatment to exterior walls and external decoration.

3. Evidence

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

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 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 East Kent and concluded that an appropriate market rent for the property would be £86 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 £86 per month.

This rent will take effect from 20th September 2004 being the date specified by the landlord in the notice of increase.



Chairman

I W Collins FRICS IRRV

Dated

11th October 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.