

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

73 Sherwood Cottages
Swallows Lane
Dial Post
West Sussex RH13 8NN

The Committee members were

Mr J B Tarling MI Mgt (Chairman)
Mr D J Myers FRICS
Ms J K Morris

1. Background

On 25 July 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 £500.00 per month with effect from 01 October 2003 is dated 18 July 2003.

The tenancy commenced on 20 April 2003. The tenant remains in occupation as a statutory periodic tenant. The current rent is £335.00. per month.

2. Inspection

Committee The inspected the property on 20.08.03 and found it to be in fair condition.

The property was a small semi-detached cottage comprising living room, kitchen and bathroom on the ground floor and two bedrooms on the first floor. Outside there was a garage and garden.

3. Evidence

The committee 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 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

West Sussex and concluded that an appropriate market rent for the property would be £500.00 per month.

In particular the Committee had regard to the evidence of a recent letting of the same property, supplied by the landlord.

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 £500.00 per month .

This rent will take effect from 01.10.2003 being the date specified by the landlord in the notice of increase.

(signed)
Chairman J.B.Tarling

Dated 20.08.2003

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.