

Rent Assessment Committee: Reasons for decision.

Housing Act 1988

Address of Premises

110 Park View
Hastings
East Sussex, TN34 2PD

The Committee members were

Mr B H R Simms FRICS MCIArb
Mr J N Cleverton FRICS
Ms J K Morris

1. Background

On 8 January 2007 the tenant of the above mentioned 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 £624.00 per calendar month with effect from 1 February 2007 is dated 19 December 2006.

The tenancy commenced on 1 October 1994 for a term of 4 years and 3 months. The tenant remains in occupation as a statutory periodic tenant. The current rent is £600.00 per calendar month.

2. Inspection

The Committee inspected the property prior to the hearing and found it to be in fairly good condition except for the conservatory which was in a poor state of repair.

The tenant had replaced the carpets, replaced the sanitary fittings and tiled the bathroom. New worktops had been installed in the kitchen. These qualified as tenant's improvements.

3. Evidence

The committee received written representations from the landlord.

A hearing was held at 2.00 p.m. on Thursday 15 February in Hastings at which oral representations were made by the tenant. The landlord was not present or represented.

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 Hastings St Leonards and East Sussex and concluded that an appropriate market rent for the property would be £624.00 per calendar 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 £624.00 per calendar month.

This rent will take effect from 1 February 2007 being the date specified by the landlord in the notice of increase

Chairman 

Brandon H R Simms FRICS MCI Arb

Dated 22 February 2007