

**Notice of the Rent Assessment Committee Decision and
Register of Rents under Assured Periodic Tenancies
(Section 14 Determination)
Housing Act 1988 Section 14**

Address of Premises

Bolney Stage Cottage
London Road
Bolney
Haywards Heath
West Sussex RH17 5RL

The Committee members were

Mr J B Tarling MCMI (Chairman)
Mr D J Myers FRICS
Miss J Dalal

Landlord

Mr C Andrews
Agent: Elliott & Bunn

Address

3 Sydney Road, Haywards Heath, RH16 1QQ

Tenant

Ms H Weatherell and Mr A Toms

1. The rent is:

£575

Per

month

(excluding water rates and
council tax but including any
amounts in paras 3&4)

2. The date the decision takes effect is:

1st MAY 2004

**3. The amount included for services is not
applicable**

N/a

Per**4. Deleted****5. Date assured tenancy commenced**

October 1992

6. Length of the term or rental period**7. Allocation of liability for repairs**

As per tenancy agreement

8. Furniture provided by landlord or superior landlord

N/a

9. Description of premises**Chairman**


J B Tarling

Date of Decision

15th April 2004

Rent Assessment Committee: Summary reasons for decision.

Housing Act 1988

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1. Background

On *9th March 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 £625 per month with effect from 1st April 2004 is dated 20th February 2004.

The tenancy is a periodic tenancy which commenced in October 1992. The current rent is £575 per month.

2. Inspection

The Committee inspected the property on 15th April 2004 and found it to be in ~~good~~/fair/~~poor~~ condition.

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

~~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 representations from the landlord and tenant and these were copied to the parties.

A hearing was held at 14.15 on 15th April 2004 in Committee Room 1, Haywards Heath Town Hall, 40 Boltro Road, Haywards Heath at which oral representations were made on behalf of the landlord ^{and} the tenant, ~~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 *West Sussex* and concluded that an appropriate market rent for the property would be £ 575 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 £ 575 per month.

No payments in addition to this rent are to be payable by the Tenant to the Landlord in respect of water supply or waste water charges.

This rent will take effect from *1st May 2004* ~~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


J B Tarling

Dated 15th April 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.