

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

**Address of Premises**

28 GOUGE AVENUE  
NORTHFLEET  
GRAVESEND  
KENT  
DA11 8DP

**The Committee members were**

Mr Philip Langford MA LLB  
Mr Morris Marshall FRICS  
Ms Liane Farrier

**1. Background**

On 7 May 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 £103.00 per week with effect from 9 June 2003 is dated 1 May 2003.

**2. Inspection**

The Committee inspected the property on 11 June 2003 and found it to be in fair condition.

The windows were in poor condition.

The fittings in the kitchen and bathroom were dated.

The property lacked central heating.

The external woodwork was in poor condition.

**3. Evidence**

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

A hearing was held at 2pm on 11 June 2003 in Swanscombe Leisure Centre 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 Northfleet and Gravesend and concluded that an appropriate market rent for the property would be £100 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 £100.00 per week.

This rent will take effect from 9 June 2003 being the date specified by the landlord in the notice of increase.

Chairman.      Signed P B Langford

Dated. 11 June 2003

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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.