

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

Address of Premises

**Flat 3
3 St Margaret's Terrace
St Leonards-on-Sea
East Sussex
TN37 6EN**

The Committee members were

**Mr R T A Wilson LLB
Mr R A Wilkey FRICS FICPD
Mr T J Wakelin**

1. Background

On 3rd March 2006 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 £480 per month with effect from 29th March 2006 is dated 21st February 2006.

The tenancy commenced on 29th February 2004 for a term of 12 months. The tenant remains in occupation as a statutory periodic tenant. The current rent is £425 per month.

2. Inspection

The Committee inspected the property on 11th April 2006 and found it to be in fair condition.

The property is a self-contained two bedroom flat with gas central heating on the second floor of a Regency terrace not far from the sea front of St Leonards.

The fittings are of a fair standard but the interior shows signs of wear and the kitchen and bathroom are basic in terms of quality and amenities.

3. Evidence

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

A hearing was held at Horntye Park Sports Complex, Bohemia Road, Hastings on the 11th April 2006 at which oral representations were made on behalf of the landlord and tenant.

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.

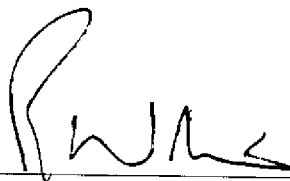
In coming to its decision the Committee had regard to the evidence supplied by the parties and the members' own general knowledge of market rent levels in the area of Hastings and St Leonards-on-Sea and concluded that an appropriate market rent for the property would be £450 per month.

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 £450 per month.

This rent will take effect from 29th March 2006 being the date specified by the landlord in the notice of increase.

Chairman



Dated

11th April 2006

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.