

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

Address of Premises

2 Long Beech
Singleton
Ashford
Kent

The Committee members were

Mr I W Collins FRICS IRRV
(Chairman)
Mr M Marshall FRICS
Ms L Farrier

1. Background

On 29th May 2004 the tenant of the above property referred to the Committee a notice for the determination of rent under section 22(1) of the Housing Act 1988.

The tenancy commenced on the 28th January 2004 for a term of 6 months. The current rent payable is £600 per month.

2. Inspection

The Committee inspected the property on 7th July 2004 and found it to be in fair condition.

It was noted that whilst there are central heating radiators on the ground floor, there are none on the first floor. The tenant referred to a number of repairs that require attention including; kitchen fittings, shower fitting, conservatory floor and faulty window rubbers and the central heating and hot water boiler is not working.

3. Evidence

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

A hearing was held at Farleigh Village Hall on the 7th July 2004 12 noon at which oral representations were made by the tenants. 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 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 landlords agent and the members' own general knowledge of market rent levels in the area of Mid Kent and concluded that an appropriate market rent for the property would be £560 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 £560 per month.

This rent will take effect from 29th May 2004 the Committee being satisfied that undue hardship would otherwise be caused to the tenant.



Chairman

I W Collins FRICS IRRV

Dated

13th July 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.