

**Rent Assessment Committee: Summary reasons for decision.**

**Housing Act 1988**

**Address of Premises**

1 WHEELERS LANE,  
EPSOM,  
SURREY,  
KT18 7SD

**The Committee members were**

Mr Ian R Mohabir  
Mr Robin Potter FRICS  
Miss Jayam Dalal

**1. Background**

On 22<sup>nd</sup> June 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 £600.00 per calendar month with effect from 5<sup>th</sup> July 2004, is dated 25<sup>th</sup> May 2004.

The tenancy is a statutory periodic tenancy by succession, which arose on the death of the former tenant. The rent payable is £20.00 per week.

**2. Inspection**

The Committee inspected the property on 21st July 2004, and found it to be in fair condition.

The property was modernised, but not to a high standard. There were restricted ceiling heights, and the property suffered from poor layout.

**3. Evidence**

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

**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.

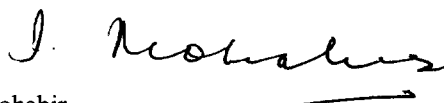
In coming to its decision the Committee had regard to the evidence supplied by the parties and the members' own general knowledge of market rent levels in the area of Epsom, and concluded that an appropriate market rent for the property would be £135.00 per week.

## **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 £135.00 per week.

This rent will take effect from 21<sup>st</sup> July 2004, the Committee being satisfied that undue hardship would otherwise be caused to the tenant.

Signed



Mr Ian R Mohabir

Chairman

Dated 21<sup>st</sup> July 2004

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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.