

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

582 Commercial Road  
London  
E14 7JD

**The Committee members were**

Mr S Shaw  
Mr J C Avery BSc FRICS  
Mrs L Walter MA (Hons)

**1. Background**

On 22 July 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 £550 per week with effect from 21 August 2003 is dated 14 July 2003.

The tenancy is a statutory periodic tenancy by succession which arose on the death of the former tenant. The rent payable is £250 per week.

**2. Inspection**

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

Comprehensively refurbished both externally and internally in 1997, including installation of central heating, carpets, and refitting of kitchens and bathrooms, together with new boiler and re-wiring throughout.

The property is adjacent to both the Limehouse Railway Station and the busy Commercial Road at its junction with the Rotherhithe Tunnel. The rear of the property backs on to, and is overseen by, the station platform, and an imposing railway bridge runs immediately and diagonally past the property. It is substantially affected by both the sight and sound of traffic and trains to the front and rear.

**3. Evidence**

The committee received written representations from the tenant and these were copied to the parties. No written representations were received from the landlord.

A hearing was held at 10.15 am on 11 September 2003 at 10 Alfred Place which oral representations were made by the landlord. 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 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 London Borough of Tower Hamlets and concluded that an appropriate market rent for the property would be £400 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 £400 per week.

This rent will take effect from 11 September 2003 the committee being satisfied that undue hardship would otherwise be caused to the tenant.

Chairman: S Shaw

Dated: 11 September 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 written request to the committee clerk which must be made within 28 days from the date of issue of this document.

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