

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

155A Walton Road
East Molesey
Surrey
KT8 0DU

The Committee members were

Mrs H C Bowers MRICS
Mr J H S Preston JP FRICS
Mr D J Wills ACIB

1. Background

On 20th November 2003 an application was received from the tenant of the above property, referring 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 £685 per calendar month with effect from 29th November 2003 is dated 27th October 2003.

The tenancy commenced on 1st December 1996. The tenant remains in occupation as a statutory periodic tenant. The current rent is £625 per calendar month.

2. Inspection

The Committee inspected the property on 28th April 2004 and found it to be in fair condition.

The following items of furniture were included in the tenancy; bed, two bedside cabinets, wardrobe, three small tables, fridge and microwave and radio.

3. Evidence

No written representations were received from either party.

Neither party requested a hearing at which oral representations could be made.

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 members' own general knowledge of market rent levels in the area of East Molesey and concluded that an appropriate market rent for the property would be £630 per calendar 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 £630 per calendar month.

This rent will take effect from 29th November 2003 being the date specified by the landlord in the notice of increase.

Chairman



Dated

4/5/04

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.