

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

The Garage, 135A Hercies Road  
Uxbridge  
Middlesex  
UB10 9LU

**The Committee members were**

Mrs E Samupfonda LLB (Hons)  
Mr N Martindale  
Mrs L M Farrier

**1. Background**

On 16 October 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 £625 per month with effect from 1 December 2006 is dated 5 October 2006.

The tenancy is a periodic tenancy which commenced on 4 January 1994. The current rent is £560 per month.

**2. Inspection**

The Committee inspected the property on 23 November 2006 and found it to be in fair condition.

The following services are provided for the tenant.

Central heating, hot water, electricity.

**3. Evidence**

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

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 evidence supplied by the parties and the members' own general knowledge of market rent levels in the area of Uxbridge and concluded that an appropriate market rent for the property would be £600 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 £600 per month inclusive of services.

This rent will take effect from 1 December 2006 being the date specified by the landlord in the notice of increase.

Chairman: E Samupfonda

Dated: 23 November 2006

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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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