

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

Address of Premises

26 Watchetts Road
Camberley
Surrey
GU15 2PB

The Committee members were

Mr Benjamin Mirc BSc (Est Man) FRICS
Mrs Helen Bowers
Mrs Juliet Playfair

1. Background

On the 4th August 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 £620 per calendar month with effect from the 1st October 2003 is dated the 2nd August 2003.

The tenancy is an assured periodic tenancy that commenced on the 23rd May 1988.
The current rent is £275 per calendar month.

2. Inspection

The Committee inspected the property on the 21st October 2003 and found it to be in good condition. It noted the premises benefitted from replacement PVCU double glazed windows and doors, gas fired central heating and had been rewired in recent times.

3. Evidence

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

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.

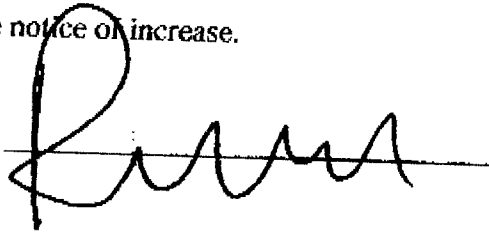
In coming to its decision the Committee had regard to the members' own general knowledge of market rent levels in the area of Surrey and concluded that an appropriate market rent for the property would be £600 per calendar month.

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 £600 per calendar month.

This rent will take effect from the 1st October 2003 being the date specified by the landlord in the notice of increase.

Chairman



Dated

4/11/03

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.