

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

11 Cecil Road
Croydon
Surrey
CR0 3BN

The Committee members were

Mrs H Kelly LLB
Mr J R Humphrys FRICS
Mrs M B Colville JP LLB

1. Background

On 11 October 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 £650 per month with effect from 1 November 2004 is dated 21 September 2004.

The tenancy commenced on 1 August 2003 on a monthly assured periodic tenancy. The current rent is £216.67 per month.

2. Inspection

The Committee inspected the property on 2 December 2004 and found it to be in poor condition.

The following services are provided for the tenant.

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 coming to its decision the Committee had regard to the members' own general knowledge of market rents for a small terraced house in basic condition without

bathroom and with an external wc in the areas of Croydon and Mitcham and concluded that an appropriate market rent for the property would be £260 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 £260 per month.

This rent will take effect from 1 November 2004 being the date specified by the landlord in the notice of increase.

Chairman: H Kelly

Dated: 2 December 2004

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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