

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

159 South Croxted Road  
London  
SE21 8AY

**The Committee members were**

Mr T G Ashmore  
Mr P J Stowers  
Mrs E A V Lewis

**1. Background**

On 31 October 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 £403.85 per week with effect from 1 December 2003 is dated 17 October 2003.

The tenancy is a statutory periodic tenancy by succession which arose on the death of the former tenant. The rent payable is £147.00 per week.

**2. Inspection**

The Committee inspected the property on 13 January 2004 and found it to be in poor exterior condition.

Poor condition throughout. There was a hole in the wood flooring of the ground floor middle room. Roof leaks in the first floor front and middle rooms.  
No tenant's improvements since the beginning of the tenancy in November 2002.

**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 Norwood and concluded that an appropriate market rent for the property would be £340.00 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 £340.00 per week.

This rent will take effect from 15 January 2004 the committee being satisfied that undue hardship would otherwise be caused to the tenant.

Chairman: T J Ashmore

Dated: 15 January 2004

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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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