

London Rent Assessment Panel

File Ref No.

LON/00AE/MDR/2004/014

**Notice of the Rent Assessment Committee Decision and
Register of Rents under Assured Shorthold Tenancies
(Section 22 Determination)**

Housing Act 1988 Section 22

Address of Premises53 Brentfield House
Stonebridge Park
London
NW10 8EL**The Committee members were**Mr P L Leighton LLB
Mr F James FRICS
Mr Colville JP LLB**Landlord
Address**Paddington Churches Housing Association
192-196 High Road, Willesden, London
NW10 2PB**Tenant**

Mr A Vijayakumar

1. The rent is: Per (excluding water rates but including council tax of £ and any amounts in paras 3&4)

2. The date the decision takes effect is:

*3. The amount included for services is/is negligible/not applicable

Per

*4. Service charges are variable and are not included

5. Date assured tenancy commenced

6. Length of the term or rental period

7. Allocation of liability for repairs

8. Furniture provided by landlord or superior landlord

9. Description of premises**Chairman****Date of Decision**

LMR22.2001

LON/00AE/MDR/2004/014

53 BRENTFIELD HOUSE, STONEBRIDGE PARK, LONDON NW10 8EL

INVENTORY OF FURNITURE

Living Room

Sofa
2 Matching armchairs
Curtains
Carpet

Double bedroom

Double bed
Carpet
Curtains
Wardrobe

Singe bedroom

2 Single beds
Chest of drawers
Wardrobe
Curtains
Carpet

Kitchen

Table
4 Chairs
Cooker
Floor Covering
Fridge

Corridor

Carpet

Bathroom/wc

Floor covering

Rent Assessment Committee: Summary reasons for decision.

Housing Act 1988

Address of Premises

53 Brentfield House
Stonebridge Park
London
NW10 8EL

The Committee members were

Mr P L Leighton LLB (Hons)
Mr F W J James FRICS
Mrs M B Colville JP LLB

1. Background

On 2 June 2004 the tenant of the above property referred to the Committee a notice of increase of rent served by the landlord under section 22 of the Housing Act 1988.

The current rent is £263 per week.

The tenancy is a periodic tenancy which commenced on 2 February 2004. The current rent is £263 per annum.

2. Inspection

The Committee inspected the property on 26 August 2004 and found it to be in very poor condition.

Three of the rooms suffered from dampness and water ingress (some of which was foul) Kitchen and bathroom unimproved. Common parts and grounds in state of neglect.

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 22 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 and whether the rent charged was significantly higher than such open market rent.

In coming to its decision the Committee had regard to the evidence and the members' own general knowledge of market rent levels in the area of Stonebridge Park,

Harlesden and concluded that an appropriate market rent for the property would be £150 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 £150 inclusive of services.

This rent will take effect from 24 June 2004 the committee being satisfied that it should operate from the date of the tenants application.

Chairman: P L Leighton

Dated: 26 August 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.

LMRSUMREAS2002