

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

4<sup>th</sup> Floor Flat  
84 Kingward House  
Hanbury Street  
London, E1 5JS

**The Committee members were**

Mr J M Deaner LLB MPhil  
Miss M Krisko BSc (EstMan) BA FRICS  
Mr T W Sennett MA FCIEH

**1. Background**

On 7 November 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 £230 per week with effect from 13 November 2003 is dated 6 October 2003.

The tenancy commenced on 5 October 1993 for a term of one year. The tenant remains in occupation as a statutory periodic tenant. The current rent is £160 per week.

**2. Inspection**

The Committee inspected the property on 7 January 2004 and found it to be in poor condition. Electric wiring outdated, unfitted kitchen, dated bathroom and wc. Poorly maintained wc and graffiti covered common parts.

The following qualifying tenant's improvements had been made to the property.

**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 and concluded that an appropriate market rent for the property would be £

## **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 £160 per week inclusive of in respect of services.

This rent will take effect from 13 November 2003 being the date specified by the landlord in the notice of increase.

Chairman: J M Deaner

Dated: 7 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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