

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

Ground Floor Flat
25 Bickley Street
Tooting
London
SW17 9NF

The Committee members were

Miss S J Dowell
Mr W J Reed FRICS
Mr J J Tomalin

1. Background

On 10 October 2002 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 £500 per month with effect from 10 November 2002 is dated 3 October 2002.

The tenancy is a statutory periodic tenancy by succession which arose on the death of the former tenant. The rent payable is £350 per month.

2. Inspection

The Committee inspected the property on 5 December 2002 and found it to be in poor condition.

3. Evidence

The committee received written representations from the landlord and the tenant and these were copied to the parties.

A hearing was held at 10 Alfred Place on 5 December 2002 at which oral representations were made on behalf of the landlord. The tenant was not present or represented.

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 Tooting and concluded that an appropriate market rent for the property would be £390 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 £390 per month.

This rent will take effect from 10 November 2002 being the date specified by the landlord in the notice of increase.

Chairman: S J Dowell

Dated: 5 December 2002

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 21 days from the date of issue of this document.

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