

**Notice of the Rent Assessment Committee Decision and
Register of Rents under Assured Periodic Tenancies
(Section 14 Determination)**

Housing Act 1988 Section 14

Address of Premises

54 Knapmill Road
London
SE6 3TB

The Committee members were

Mrs E Samupfonda LLB (Hons)
Mr C White FRICS
Dr A M Fox BSc PhD MCI Arb

**Landlord
Address**

Mr J P Prior & Ms M Prior
C/o Armstrong & Co
2 Dartmouth Road
Forest Hill, London SE23 3XU

Tenant

Mrs M Corbisiero

1. The rent is: £ 810 per month (excluding water rates and council tax but including any amounts in paras 3 & 4)

2. The date the decision takes effect is: 1/10/04

*3. The amount included for services is negligible

£

per

*4. Service charges are variable and are not included

5. Date assured tenancy commenced

1992

6. Length of the term or rental period

monthly

7. Allocation of liability for repairs

S11 Landlord & Tenant Act 1985 applies

8. Furniture provided by landlord or superior landlord

Nil

9. Description of premises

2 storey end of terrace house c.1930 comprising 3 bedrooms and shower room on first floor, living room, kitchen diner and bathroom on ground floor, central heating.

Chairman

E Samupfonda

Date of Decision

11 October 2004

LMR14/2001

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

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London
SE6 3TB

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Mrs E Samupfonda LLB (Hons)
Mr C White FRICS
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1. Background

On 25 August 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 £810.00 per month with effect from 1 October 2004 is dated 4 August 2004.

The tenancy is a periodic tenancy which commenced in 1992. The current rent is £575.00 per month.

2. Inspection

The Committee inspected the property on 11 October 2004 and found it to be in fair condition.

3. Evidence

The committee received written representations from the landlord and these were copied to the parties. No written representations were received from the tenant.

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 members' own general knowledge of market rent levels in the area of Catford and concluded that an appropriate market rent for the property would be £810 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 £810 per month.

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

Chairman: E Samupfonda

Dated: 11 October 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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