

(Panel Name) Rent Assessment Panel

File Ref No.

LON/00BD/MNR/
2006/0277

**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

30 Cavendish House, Chertsey
Road, Twickenham, Middlesex,
TW1 1JD

The Committee members were

Mrs M Auld LLB
Mr N Martindale
Mr O N Miller BSc

**Landlord
Address**

Grainger Residential Management Ltd
1st Floor, SW15H Building, 73-75 Upper Richmond
Road, London, SW15 2SR

Tenant

Mr A C Bunn

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

2. The date the decision takes effect is:

*3. The amount included for services is not applicable

Per

4. Date assured tenancy commenced

5. Length of the term or rental period

Statutory periodic tenancy by
Succession

6. Allocation of liability for repairs

Landlord-major structural, electrical
& plumbing.
Tenant-minor repairs, internal
decorations.
Subject to S11 Landlord and Tenant
Act 1985

7. Furniture provided by landlord or superior landlord

None

8. Description of premises

Self-contained purpose built flat c1919-1944; without central heating comprising three rooms, kitchen, 1 bath,wc.

Chairman

Mrs M Auld

Date of Decision

27 November 2006

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

30 Cavendish House
Chertsey Road
Twickenham
Middlesex
TW1 1JD

The Committee members were

Mrs M Auld LLB
Mr N Martindale
Mr O N Miller BSc

1. Background

On 17 October 2006 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 £650 per month with effect from 11 November 2006 is dated 6 October 2006.

The tenancy is a statutory periodic tenancy by succession which arose on the death of the former tenant. The rent payable is £445 per calendar month.

2. Inspection

The Committee inspected the property on 27 November 2006 and found the subject flat to be in poor condition and the exterior of the block to be in good condition.

The following services are provided for the tenant:

Communal gardening, cleaning of communal stairs and landing.

3. Evidence

The committee received written representations from the landlord and 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 Twickenham and concluded that an appropriate market rent for the property would be £525 per calendar 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 £525 per calendar month.

This rent will take effect from 11 November 2006 being the date specified by the landlord in the notice of increase.

Chairman: M Auld

Dated: 27 November 2006

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