

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

**Address of Premises**

23 Bathurst Road  
Hemel Hempstead  
Herts  
HP2 5RT

**The Committee members were**

Mrs TJ Gordon  
Miss M Krisko BSc (EST MAN)  
FRICS  
Mr B Tyers

**1. Background**

On 4 March 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 £61.49 per week, plus £4.15 in respect of services, with effect from 5 April 2004 is dated 25 February 2004.

The tenancy is a periodic tenancy which commenced on 9 April 2001. The passing rent is £59.50 per week.

**2. Inspection**

A duly appointed Committee inspected the property on 28 May 2004 and found it to be in good condition.

**3. Evidence**

No written representations were received from either party.

**4. The decision**

In the present case the Committee had regard to their own knowledge of market rent levels in the area of Hemel Hempstead and concluded that the rent at which the property might reasonably be expected to be let on the open market would be £67.00 per week inclusive of services of £4.15 per week.

The rent will take effect from 5 April 2004 being the date specified by the landlord in the notice of increase.

Signed

Tessa Gordon

Dated

11 June 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 request to the committee clerk which must be made within 21 days from the date of issue of this document.