

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

75A Canning Road
Harrow
Middlesex
HA3 7SP

The Committee members were

Mr T G Ashmore
Mrs E Flint DMS FRICS IRRV
Mr D Wilson JP

1. Background

On 13 May 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 £190.00 per week with effect from 2 June 2003 is dated 30 April 2003.

The tenancy is a periodic tenancy which commenced on 21 August 2000. The current rent is £140.00 per week.

2. Inspection

The Committee inspected the property on 4 July 2003 and found it to be in fair condition.

3. Evidence

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

A hearing was held on 4 July 2003 at 10 Alfred Place at which oral representations were made by the tenant. The landlord 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 Harrow and concluded that an appropriate market rent for the property would be £150.00 per week.

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 £150.00 per week.

This rent will take effect from 4 July 2003 the committee being satisfied that undue hardship would otherwise be caused to the tenant.

Chairman T G Ashmore

Dated 4 July 2003

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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