

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

78 Hodder Drive
Perivale
Middlesex
UB6 8LL

The Committee members were

Mrs S O'Sullivan
Mrs S F Redmond BSc (Econ) MRICS
Mr D Wilson JP

1. Background

On 24 April 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 £1050 with effect from 5 May 2006 is dated 31 March 2006.

The tenancy is a periodic tenancy which commenced on 5 August 1993. The current rent is £550 per calendar month.

2. Inspection

The Committee inspected the property on 10 August 2006 and found it to be in fair to poor condition.

The property comprises an end of terrace bay fronted house with 3 rooms, kitchen/diner, bathroom and separate WC with front and rear gardens and garage.

There is central heating, the kitchen, bathroom and WC are unmodernised and basic. The majority of windows are double-glazed and of mixed type. Some areas of damp patches and damaged plaster exist. The bathroom window was broken. Some floor covering appear recent, some dated. The exterior of the property was in poor condition.

The tenant was not present at the inspection and therefore furniture included in the tenancy could not be identified.

The landlord had previously indicated that he would like to attend the inspection. However, Mr Aalok Soni was contacted on the day and confirmed he would no longer attend

3. Evidence

The committee received written representations from the landlord's and tenant's solicitors and the 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.

5. The decision

In the first instance the Committee determined what rent the landlord could reasonably be expected to obtain for the property in the open market if it were let today in the condition that is considered usual for such an open market letting. It did this by having regard to the evidence supplied by the parties and the Committee's own general knowledge of market rents in the area of Perivale. The Committee did not consider that any of the items of furniture present in the property would affect the valuation. Having done so it concluded that such a likely market rent would be £1000 per calendar month. However, the actual property is not the condition considered usual for a modern letting at a market rent. The Committee considered that this required a deduction of £330 per month. Accordingly, the sum of £670 per month including water rates will be registered as the rent.

The Committee therefore concluded that the rent at which the property might reasonably be expected to be let on the open market would be £670 inclusive of water rate.

This rent will take effect from 5 May 2006 being the date specified by the landlord in the notice of increase.

Chairman: S O'Sullivan

Dated: 10 August 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.

