

**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

GROUND FLOOR FLAT, 18
CROUCH ROAD, LONDON,
NW10 8HR

The Committee members were

Miss A Seifert FCI Arb
Mr N Martindale FRICS
Mr O N Miller BSc

Landlord

Address

Mr G Conlen

67 Chamberlayne Road, London, NW10 3NN

Tenant

Miss F Byron

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

6. Allocation of liability for repairs

Section 11 Landlord and
Tenant Act 1985 as
amended applies.

7. Furniture provided by landlord or superior landlord

8. Description of premises

Ground floor 2 bedroom purpose built flat built circa 1920 comprising 3 rooms,
kitchen, bathroom, separate wc, garden. No central heating. Property in poor
condition internally, fair condition externally.

Chairman

Date of Decision

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

18 Crouch Road
Willesden
London
NW10 8HR

The Committee members were

Miss A Seifert FCI Arb
Mr N Martindale FRICS
Mr O N Miller BSc

1. Background

On 16 August 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 £170 per week with effect from 19 August 2006 is dated 13 July 2006.

The tenancy is a statutory periodic tenancy by succession which arose on the death of the former tenant. The rent payable is £56 per week.

2. Inspection

The Committee inspected the property on 6 November 2006 and found it to be in poor condition internally, fair condition externally.

The following qualifying tenant's improvements had been made to the property.

Previous tenant installed internal door, paved back garden, coal bunker in back yard.

3. Evidence

The committee received written representations from the landlord and these were copied to the tenant. 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 evidence supplied by the parties and the members' own general knowledge of market rent levels in the area of Willesden and concluded that an appropriate market rent for the property would be £126 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 £126 per week.

This rent will take effect from 19 August 2006 being the date specified by the landlord in the notice of increase.

Chairman: A Seifert

Dated: 6 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.

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