

Rent Assessment Committee: Summary reasons for decision.**Housing Act 1988 - Section 14****Address of Premises**

10 Rossall Crescent
Hanger Lane
London NW10 7HD

The Committee members were

Mr M A Loveday BA (Hons) ACI Arb
Mr D L Edge FRICS
Mr D J Wills ACIB

1. Background

On 12 October 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 £1300 per month with effect from 24 October 2004 is dated 8 September 2004.

The tenancy commenced on 24 June 1996 but the original agreement has been lost. The tenant remains in occupation as a statutory periodic tenant. The current rent is £800 per month.

2. Inspection

The Committee inspected the property on 3 December 2004 and found it to be in fair condition.

The following qualifying tenants improvements had been made to the property - laminated flooring to hall and two rooms.

3. Evidence

The committee received written representations from the landlord and these were copied to the other party.

A hearing was held on 3 December 2004 at 10 Alfred Place at which oral representations were made on behalf of the landlord and tenant.

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 Hanger Lane and concluded that an appropriate market rent for the property would be £1000 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 £1000 per month.

This rent will take effect from 24 October 2004 being the date specified by the landlord in the notice of increase.

Chairman: Mark Loveday

Dated: 10 December 2004

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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