

**Rent Assessment Committee: Summary reasons for decision.**  
**Rent Act 1977****Address of Premises**

3 Bridgford Street  
London  
SW18 3TQ

**The Committee members were**

Mr J H Rosen LLB  
Mr T N Johnson FRICS  
Mr C S Piarroux JP CQSW

**1. Background**

On 16 May 2003 the landlord applied to the rent officer for registration of a fair rent of £1500 per month for the above property.

The rent payable at the time of the application was £500 per month.

The rent was previously registered on 23 July 2001 with effect from the same date at £500 per month following a determination by a rent assessment committee.

On 18 July 2003 the rent officer registered a fair rent of £549 per month with effect from 23 July 2003.

By a letter dated 7 August 2003 the landlord objected to the rent determined by the Rent Officer and the matter was referred to the Rent Assessment Committee.

**2. Inspection**

The Committee inspected the property on 1 December 2003 and found it to be in fair condition as described more particularly in the Rent Officer's survey sheet which had been copied to the parties.

The following tenant's improvements had been made to the property.  
Secondary glazing, bathroom and kitchen improvements.

**3. Evidence**

The Committee received written representations from the landlord and the tenant and these were copied to the parties. The Committee were disappointed to note that the comparables offered by the landlord's agent were most unhelpful. In particular comparable 7a Isis Street SW18 is a flat whereas the subject property is a house and comparable 189a Links Road SW17 related to a letting made over 4 years ago. The tenant's comparables were also lacking in detail.

Neither party requested a hearing at which oral representations could be made.

## 6. Decision

The uncapped fair rent initially determined by the Committee, for the purposes of section 70, was accordingly £585 per month.

However, by virtue of the Rent Acts (Maximum Fair Rent) Order 1999 the maximum fair rent that can be registered in the present case is the lower sum of £552 per month (Details are provided on the back of the decision form).

**Accordingly the sum of £552 per month will be registered as the fair rent with effect from 8 December 2003 being the date of the Committee's decision.**

Chairman: J H Rosen

Dated: 8 December 2003

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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 written request to the committee clerk at the Panel Office which must be made within 28 days from the date of issue of this document.

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