

Rent Assessment Committee: Full reasons for decision.

Housing Act 1988

Address of Premises

Fairfield
Hurst Lane
Egham
Surrey TW20 8QJ

The Committee members were

B J C Mire BSc (Est Man) FRICS (Chairman)
I R Mohabir LLB (Hons)

1. Background

On the 26th May 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 proposed a rent of £600 per calendar month.

2. Inspection

The validity of the Landlord's Notice and therefore the Tenant's application to the Committee was in question given that the letting appeared to have been commenced on the 18th November 1986.

Therefore the issue before the Committee was one of jurisdiction rather than assessment of rent. Hence no inspection took place.

3. Evidence

The Committee received a statement from the Landlord's agent confirming that the tenancy was a protected one and should therefore have the benefit of a Fair Rent, a copy of which had been passed to the other party.

A Hearing was held at which oral representations could be made.

4. Hearing

The Hearing was attended by Mr D Carrol of Messrs Kidd Rapinet on behalf of the Tenant and Mr D Scherer of Campsie & Co on behalf of the Landlord.