

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

89 LONDON ROAD,
STAINES,
MIDDLESEX,
TW18 4HN

The Committee members were

Mr Donald Agnew LLB
Miss Jayam Dalal
Mr Derek Lintott FRICS

1. Background

On 25 June 2005 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 £700 per calendar month with effect from 14 July 2005 is dated 24 May 2005.

The tenancy is a statutory periodic tenancy by succession which arose on the death of the former tenant. The rent payable is £436 per calendar month.

2. Inspection

The Committee inspected the property on 24 August 2005 and found it to be in poor condition.

3. Evidence

The committee received written representations from the landlord and 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.

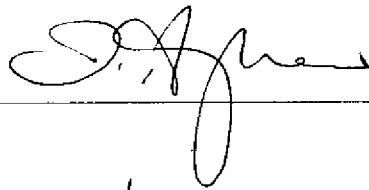
In coming to its decision the Committee had regard to the evidence supplied by the parties and the members' own general knowledge of market rent levels in the area of Staines and concluded that an appropriate market rent for the property would be £448 per calendar month.

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 £448 per calendar month.

This rent will take effect from 14 July 2005 being the date specified by the landlord in the notice of increase.

Chairman



Dated

24/8/05

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 request to the committee clerk which must be made within 21 days from the date of issue of this document.