

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

95 Ranelagh Road  
London  
E15 3DP

**The Committee members were**

Miss A Seifert FCI Arb  
Mr R A Potter FRICS  
Mr D Wilson JP

**1. Background**

On 27 August 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 £150 per week with effect from 25 September 2004 is dated 18 August 2004.

The tenancy is a statutory periodic tenancy by succession which arose on the death of the former tenant. The rent payable is £80 per week.

**2. Inspection**

The Committee inspected the property on 22 October 2004 and found it to be in poor and unmodernised condition.

The following qualifying tenant's improvements had been made to the property.  
Replacement kitchen sink and ring main.

**3. Evidence**

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

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 members' own general knowledge of market rent levels in the area of West Ham and concluded that an appropriate market rent for the property would be £104 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 £104 per week.

This rent will take effect from 25 September 2004 being the date specified by the landlord in the notice of increase.

Chairman: A Seifert

Dated: 22 October 2004

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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 which must be made within 28 days from the date of issue of this document.

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