

**Notice of the Rent Assessment Committee Decision and
Register of Rents under Assured Periodic Tenancies
(Section 14 Determination)**

Housing Act 1988 Section 14

Address of Premises

Flat 3
154 Gloucester Terrace
London, W2 6HR

The Committee members were

Mr S Shaw
Mr D Levene OBE MRICS
Mrs M B Colville JP LLB

Landlord

Address

Cowley Estates Limited
1 Garfield Mews
London, SW11 5GZ

Tenant

Mr C Horn

1. The rent is: £ 210 per week (excluding water rates and council tax but including any amounts in paras 3 & 4)

2. The date the decision takes effect is:

9 October 2005

*3. The amount included for services is negligible

£

per

5. Date assured tenancy commenced

3 July 2005

6. Length of the term or rental period

weekly periodic

7. Allocation of liability for repairs

As per Section 11 Landlord &
Tenant Act 1985

8. Furniture provided by landlord or superior landlord

None

9. Description of premises

1st floor flat in a converted 5 storey terraced house, comprising 3 rooms, kitchen and bathroom/WC circa 1860.

Chairman

Mr S Shaw

Date of Decision

22 November 2005

LMR14/2001

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

Flat 3
154 Gloucester Terrace
London
W2 6HR

The Committee members were

Mr S Shaw
Mr D Levene OBE MRICS
Mrs M B Colville JP LLB

1. Background

On 14 September 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 £300 per week with effect from 9 October 2005 is dated 7 September 2005.

The tenancy is a statutory periodic tenancy by succession which arose on the death of the former tenant. The rent payable is £123.91 per week.

2. Inspection

The Committee inspected the property on 22 November 2005 and found it to be in good external condition.

[Brief description of condition] Internally the property is completely unmodernised. The Committee noted several substantial cracks to internal walls. There is no central heating, the windows all required attention. There are no white goods or carpets supplied.

The following services are provided for the tenant - cleaning and lighting of common parts

3. Evidence

The committee received written representations from the landlord and the 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 Paddington/Queensway and concluded that an appropriate market rent for the property would be £210 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 £210 per week inclusive of services.

This rent will take effect from 9 October 2005 being the date specified by the landlord in the notice of increase.

Chairman: Mr S Shaw

Dated: 22 November 2005

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.

LMRSUMREAS2002