

Rent Assessment Committee: Summary reasons for decision. Rent Act 1977

Address of Premises

17 Northcote Avenue
Surbiton
Surrey
KT5 9BY

The Committee members were

Mrs T J Gordon
Miss M Krisko BSc (EstMan)
Mr O N Miller BSc

1. Background

On 22 June 2004 the landlord applied to the rent officer for registration of a fair rent of £600 per month for the above property.

The rent payable at the time of the application was £417.50 per month.

The rent was previously registered on 12 August 2002 with effect from 16 September 2002 at £417.50 per month following a determination by the rent officer.

On 23 August 2004 the rent officer registered a fair rent of £463.00 per month with effect from 16 September 2004.

By a letter dated 6 September 2004 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 19 November 2004 and found it to be in fair condition.

A detached bungalow, circa 1930, comprising 3 rooms, kitchen, bathroom, separate wc.

The following tenant's improvements made to the property included:-
hot water, electrics, complete kitchen, storage heaters new doors, garage, fencing
hardstanding.

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.



6. Decision

The uncapped fair rent initially determined by the Committee, for the purposes of section 70, was accordingly £444 per month.

The section 70 fair rent determined by the Committee is below the maximum fair rent permitted by the Rent Acts (Maximum Fair Rent) Order 1999 and accordingly that rent limit has no effect. Details are provided on the back of the decision form.

Accordingly the sum of £444 per month inclusive of will be registered as the fair rent with effect from 19 November 2004 being the date of the Committee's decision.

Chairman: T J Gordon

Dated: 19 November 2004

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.

UB

FRSUMREAS/2002