

(Panel Name) Rent Assessment Panel

File Ref No.

LON/00AQ/MNR/  
2006/0283

**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**

Ground Floor Flat, 87 Vaughan  
Road, Harrow, Middlesex, HA1  
4EF

**The Committee members were**

Mrs C A Lewis FCI Arb  
Mr B Collins  
Mrs L West

**Landlord  
Address**

Marks Glade Properties Ltd  
c/o Hunter & Co Ltd  
12 Blandford Street  
London  
W1V 4AZ

**Tenant**

Mr V Davis

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

2. The date the decision takes effect is:

\*3. The amount included for services is not  
applicable

Per

4. Date assured tenancy commenced

5. Length of the term or rental period

6. Allocation of liability for repairs

Tenant – Internal  
decorations  
Landlord – All  
repairs

7. Furniture provided by landlord or superior landlord

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**8. Description of premises**

Self contained ground floor flat in a two storey building circa 1900, accommodation comprising 3 rooms, kitchen, bathroom and separate WC. Shared use of garden.

**Chairman**

C A Lewis

**Date of Decision**

15 December 2006

## Rent Assessment Committee: Summary reasons for decision Housing Act 1988

**Address of Premises**

87 Vaughan Road  
West Harrow  
Middlesex  
HA1 4EF

**The Committee members were**

Mrs C A Lewis FCI Arb  
Mr B Collins FRICS  
Mrs L West

### 1. Background

On 7 November 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, which proposed a rent of £195 per week with effect from 22 November 2006 is dated 10 October 2006.

The tenancy is a statutory periodic tenancy by succession which arose on the death of the former tenant. The rent payable is £115 per week.

### 2. Inspection

The Committee inspected the property on 15 December 2006 and found it to be in poor condition.

Property in a poor state of repair externally and internally. Cracking in external brickwork and major cracking in front room. Windows in an advanced state of rot. No fixed heating, accommodation very damp. Bathroom and kitchen require total refurbishment, decayed plaster on bathroom walls.

The following qualifying tenant's improvements had been made to the property.

Boiler in kitchen.

### 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 West Harrow and concluded that an appropriate market rent for the property would be £115 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 £115 per week.

This rent will take effect from 22 November 2006 being the date specified by the landlord in the notice of increase.

Chairman: C A Lewis

Dated: 18 December 2006

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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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