

Rent Assessment Committee: Summary reasons for decision.

Housing Act 1988

Address of Premises

40 Morrison Avenue
Tottenham
London
N17 6TU

The Committee members were

Mr A J Engel MA (Hons)
Mr C White FRICS
Mrs L Walter MA (Hons)

1. Background

On 2 October 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 £200 with effect from 11 October 2004 is dated 6 September 2004.

The tenancy commenced on 14 November 1994 for a term of 12 months. The tenant remains in occupation as a statutory periodic tenant. The current rent is £95 per week.

2. Inspection

The Committee inspected the property on 26 November 2004 and found it to be in poor condition.

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.

