

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

Flat 3, Barnmead Court
Barnmead Road
Dagenham
Essex RM9 5DX

The Committee members were

Mr J H Rosen LLB
Miss M Krisko BSc (Est Man) BA FRICS
Mr C Kane FRICS

1. Background

On 21 March 2003 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 £74.46 per week with effect from 7 April 2003 is dated 3 March 2003.

The tenancy is a periodic tenancy which commenced on 14 December 1998. The current rent is £56.46 per week.

2. Inspection

The Committee inspected the property on 16 June 2003 and found it to be in good condition.

The Committee was unable to gain access at the appointed time in order to inspect the flat internally, however it was able to make an internal inspection of a similar flat as well as an external inspection.

The following services are provided for the tenant:-

Warden, heating, cleaning and lighting of common parts, maintenance of gardens and maintenance and cleaning of common parts.

3. Evidence

No written representations were received from either party.

Neither party requested a hearing at which oral representations could be made.

4. The law

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 Dagenham and concluded that an appropriate market rent for the property would be £74 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 £74 per week inclusive of all services.

This rent will take effect from 7 April 2003 being the date specified by the landlord in the notice of increase.

Chairman: J H Rosen

Dated: 16 June 2003

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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