

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

43 Three Corners Road
Oxford
Oxfordshire
OX4 7TR

The Committee members were

Mrs H Bowers MRICS
Mr J Simms LLM
Mrs N Bhatti

1. Background

On 1st 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 £78.50 per week, inclusive with effect from the first Monday after 30th October 2004, namely 1st November 2004 is dated 17th September 2004.

The tenancy is a weekly assured periodic tenancy. The rent currently payable is £68.45 per week.

2. Inspection

The Committee was unable to gain entrance to the property and therefore an external inspection was made on 16th November 2004 and found it to be in good condition.

3. Evidence

The committee did not receive any written representations from the landlord or tenant.

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.

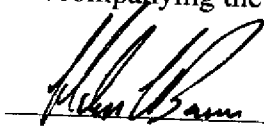
In coming to its decision the Committee had regard to the members' own general knowledge of market rent levels in the area of Cowley and concluded that an appropriate market rent for the property would be £550 per calendar month.

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 £550 per calendar month. This rent equates to £127 per week and is inclusive of the service charge of £9.53 per week.

This rent will take effect from Monday 1st November 2004 being the date stated in the landlord's letter accompanying the notice of increase.

Chairman



Dated 19.11.04

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 request to the committee clerk which must be made within 21 days from the date of issue of this document.