

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

271 Varsity Drive
Twickenham
TW1 1AP

The Committee members were

Mrs T J Gordon
Mr F W James FRICS
Mr O N Miller BSc

1. Background

On 8 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 £866.67 per month with effect from 1 November 2004 is dated 29 September 2004.

The tenancy is a periodic tenancy which commenced on 13 September 1994. The current rent is £554.02 per month excluding services.

2. Inspection

The Committee inspected the property on 30 November 2004 and found it to be in fair condition.

The following services are provided for the tenant.
Refuse collection & ground maintenance.

3. Evidence

The committee received written representations from the landlord and the tenant and these were copied to the parties.

A hearing was held at 10 Alfred Place on 30 November 2004 at which oral representations were made by the tenant. The landlord was not present or represented.

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 Twickenham and concluded that an appropriate market rent for the property would be £600 per month including services.

5. The decision

The Committee therefore determines that the rent at £600 per month inclusive of services but exclusive of rates and council tax.

This rent will take effect from 30 November 2004 the committee being satisfied that undue hardship would otherwise be caused to the tenant.

It should be noted that the tenancy contains a variable service charge within the meaning of section 18 of the Landlord and Tenant Act 1985. It follows that in accordance with Housing Act 1988, section 14(4) the rent determined by the Committee for the purposes of this application is exclusive of that service charge which will therefore be recoverable in addition to the rent determined.

Chairman: T J Gordon

Dated: 30 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 which must be made within 28 days from the date of issue of this document.

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