

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

3 Hollydene
17 Beacon Road
Hither Green
London SE13 6ES

The Committee members were

Mr S Shaw
Mr L Jarero BSc FRICS
Mr P S Roberts DipArch RIBA

1. Background

On 9 October 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 £83 per week with effect from 29 October 2003 is dated 11 September 2003.

The current tenancy commenced on 6 December 2000 for a term of 12 months. The tenant remains in occupation as a statutory periodic tenant. The current rent is £70 per week.

2. Inspection

The Committee inspected the property on 4 December 2003 and found it to be in fair condition.

The following services are provided for the tenant.

There is an entryphone and shared use of communal garden. Lighting in common parts provided by landlord.

3. Evidence

The committee received written representations from the tenant and these were copied to the other party. No written representations were received from the landlord.

A hearing was held at 9.45 am on 4 December 2003 at 10 Alfred Place at which oral representations were made by and on behalf of the landlord. The tenant 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 Hither Green and concluded that an appropriate market rent for the property in its present condition including use of garage 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.

This rent will take effect from 29 October 2003 being the date specified by the landlord in the notice of increase.

Chairman: S Shaw

Dated: 4 December 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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