

(Panel Name) Rent Assessment Panel

File Ref No.

LON/00AP/MNR/
2006/0225

Notice of the Rent Assessment Committee Decision and Register of Rents under Assured Periodic Tenancies (Section 14 Determination)

Housing Act 1988 Section 14

Address of Premises

Flat 6 Summerland Grange,
Summerland Gardens, London,
N10 3QP

The Committee members were

Mrs M Auld LLB
Mrs H C Bowers BSc (Econ) MSc
MRICS
Mrs S Justice

Landlord
Address

Allsop Residential Inv Management
St James House, 28 Park Place, Leeds, West
Yorkshire, LS1 2SP

Tenant

Mr & Mrs S Hopkins

1. The rent is: Per (excluding water rates and council tax
but including any amounts in paras 3&4)

2. The date the decision takes effect is:

*3. The amount included for services is not
applicable

Per

4. Date assured tenancy commenced

5 Length of the term or rental period

6. Allocation of liability for repairs

7. Furniture provided by landlord or superior landlord

8. Description of premises

Chairman

Date of Decision

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

Flat 6, Summerland Grange
Summerland Gardens
Muswell Hill
London
N10 3QP

The Committee members were

Mrs M Auld LLB
Mrs H C Bowers BSc (Econ) MSc MRICS
Mrs S Justice

1. Background

On 10 August 2006 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 £800.00 per month with effect from 6 September 2006 is dated 26 July 2006.

The tenancy is a periodic tenancy which commenced on 9 July 1993. The current rent is £518.00 per month.

2. Inspection

The Committee inspected the property on 6 October 2006 and found it to be in poor condition.

One bedroom flat with no central heating, basic bathroom and kitchen. Flat has original Crittal windows.

3. Evidence

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

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 Muswell Hill and concluded that an appropriate market rent for the property in good condition would be approximately £825 per month. However, the actual property is not in the condition considered usual for a modern letting at a market rent. Therefore, the Committee have made a deduction of £275 per month to reflect the current condition of the property.

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 £555.00 per month.

This rent will take effect from 6 September 2006 being the date specified by the landlord in the notice of increase.

Chairman: M Auld

Dated: 6 October 2006`

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.

LMRSUMREAS2002