

Rent Assessment Committee: Summary reasons for decision.

Housing Act 1988

Address of Premises

Beaufort Lodge
Marble Hill Park, Richmond Road
Twickenham
TW1 2PJ

The Committee members were

Mrs T J Gordon
Mr C White FRICS
Mrs M B Coville

1. Background

On 14 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 £1200 per month with effect from 1 November 2003 is dated 8 September 2003.

The tenancy commenced on 29 June 2003.

2. Inspection

The Committee inspected the property on 7 November 2003 and found it to be in fair condition.

The following services are provided for the tenant:- gardening at the front, and refuse collection.

3. Evidence

A hearing was held on 7 November 2003 at which oral representations were made 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 and concluded that an appropriate market rent for the property would be £1100.

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 £1100 inclusive of services.

This rent will take effect from 1 November 2003 being the date specified by the landlord in the notice of increase.

Chairman: T J Gordon

Dated: 7 November 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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