

**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

138 Blackmoor Lane
Miadenhead
Berks, SL6 8RL

The Committee members were

Mrs Helen Bowers MRICS
Mrs S Redmond
Mr B Tyers

**Landlord
Address**

Mr J Davis
33 North Road, Ascot
Berks, SL5 8RP

Tenant

Mr G P Headington

1. The rent is:

£750

Per

month

(excluding water rates and council tax
but including any amounts in paras 3&4)

2. The date the decision takes effect is:

9 October 2003

***3. The amount included for services is not
applicable**

N/a

Per

N/a

4. Service charges are variable and are not included*5. Date assured periodic tenancy commenced**

25 September 1998

6. Length of the term or rental period

Monthly

7. Allocation of liability for repairs

Section 11, Tenants
and landlords Act
1985

8. Furniture provided by landlord or superior landlord

None

9. Description of premises

It is a fully detached house with a kitchen, 2 living rooms, 3 bedrooms,
bathroom and a toilet, Garage and garden.

Chairman


Mrs H Bowers MRICS

Date of Decision

15.10.03
15 October 2003

EASTERN RENT ASSESSMENT PANEL

Statement of Reasons for the Decision by a Committee of the Panel following an Inspection
carried out on 15th October 2003

Rent Assessment Committee

Mrs H C Bowers BSc(Econ) MRICS (Chairman)

Mrs S Redmond BSc(Econ) MRICS

Mr B Tyers

Case No.:	CAM/0ME/MNR/2003/104
Re:	138 Blackamore Lane, Maidenhead, Berkshire.
Landlord:	Mr J Davis
Tenant:	Mr G P Headington

Introduction

1. The Committee considered an application dated 12th September 2003, made by the tenant, Mr Headington, referring a notice proposing a new rent under an Assured Periodic Tenancy. The landlord had served a notice, dated 4th September 2003, proposing that the rent for 138 Blackamore Lane (the subject property) was to increase from £750 per calendar month to £900 per calendar month with effect from 9th October 2003.

The Statutory Provisions and the Tenancy Agreement

2. This matter comes under the jurisdiction of Sections 13 and 14 of the Housing Act 1988 (the Act). Section 13 of the Act provides for annual increase of rent under Assured Periodic tenancies by notice in the prescribed form, served by the landlord on the tenant and for the tenant by an application in the prescribed form to refer the notice to the Rent Assessment Committee.
3. Section 14(1) of the Act provides for the determination of rent by Rent Assessment Committee. The Committee is required to determine the rent at which the subject property could reasonably be expected to let in the open market by a willing landlord on the basis of an assured tenancy commencing on 9th October 2003 but upon the same terms as the subject tenancy, except as they relate to the amount of rent.
4. Section 14(2) of the Act states that the Committee shall disregard the following:-