

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

56 Lindsay Road
Addlestone
Surrey
KT15 3BE

The Committee members were

Mrs H Bowers MRICS
Mr R Potter FRICS
Mr D Wills ACIB

1. Background

On 21st August 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 £615 per calendar month with effect from 19th September 2004 is dated 27th July 2004.

The tenancy is a statutory periodic tenancy by succession, which arose on the death of the former tenant. The rent currently payable is £590 per calendar month.

2. Inspection

The Committee inspected the property on 27th October 2004 and found it to be in fair/poor condition. In particular there was significant cracking around the bay window of the first floor bedroom.

3. Evidence

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

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.

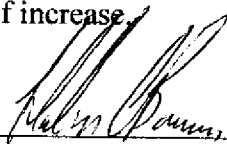
In coming to its decision the Committee had regard to the members' own general knowledge of market rent levels in the area of Addlestone and concluded that an appropriate market rent for the property would be £900 per calendar month. However, the property is not in the condition that would command that level of rent. We have therefore made a deduction of £310 per calendar month to reflect the current condition of the property. This leaves an adjusted rent of £590 per calendar month.

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 £590 per calendar month.

This rent will take effect from 19th September 2004 being the date specified by the landlord in the notice of increase.

Chairman



Dated 9/11/04

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 request to the committee clerk which must be made within 21 days from the date of issue of this document.