

**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

30 Linkside
Finchley
London
N12 7LF

The Committee members were

Mr M Taylor JP FRICS IRRV
Mrs E Flint DMS FRICS IRRV

Landlord

Address

Adstar Ltd

c/o Callaway & Co,
117 Cricklewood Broadway
London
NW2 3JG

Tenant

Ms G Sambhi

1. The rent is:

£1195

Per

month

(including water rates and council tax and
services)

2. The date the decision takes effect is:

27 May 2006

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

N/A

Per

***4. Service charges are variable and are not included**

5. Date assured tenancy commenced

27 July 1996

6. Length of the term or rental period

Monthly

7. Allocation of liability for repairs

In accordance with tenancy
agreement

8. Furniture provided by landlord or superior landlord

Bedroom 2 fitted carpet, Hall, Stairs and Landing fitted carpet. Living room fitted
carpet and 1 pair curtains.

9. Description of premises

2 Storey semi-detached house circa 1925 comprising 4 Rooms one a through room).
Fitted Kitchen, bathroom and separate wc, with gas fired central heating and detached
garage.

Chairman

M Taylor

Date of Decision

7 December 2006

Rent Assessment Committee: Summary reasons for decision Housing Act 1988

Address of Premises

30 Linkside
Finchley
London
N12 7LF

The Committee members were

Mr M Taylor JP FRICS IRRV
Mrs E Flint DMS FRICS IRRV

1. Background

On 5 May 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 £1195 per month with effect from 27 May 2006 is dated 3 April 2006.

The tenancy commenced on 27 July 1996 for a term of 12 months. The tenant remains in occupation as a statutory periodic tenant. The current rent is £1104 per month.

2. Inspection

The Committee inspected the property on 7 December 2006 and found it to be in fair condition.

We noted the rusty and warped condition of many of the metal window frames. The age and condition of the electrical installations was also noted.

3. Evidence

A hearing was held at 09.30 on 7 December 2006 in 10 Alfred Place, London WC1 at which oral and written representations were made by/on behalf of the landlord and tenant.

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 West Finchley and concluded that an appropriate market rent for the property would be £1195 per 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 £1195 per month.

This rent will take effect from 27 May 2006 being the date specified by the landlord in the notice of increase.

Chairman: M Taylor

Dated: 7 December 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