

SOUTHERN RENT ASSESSMENT PANEL

Certificate pursuant to regulation 10(2) of the Rent Assessment Committee (England & Wales) Regulations 1971 (SI 1971/1065)

Re: 41c High Street, Walton-On-Thames, Surrey, KT12 1DH

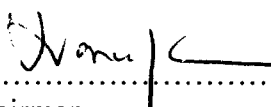
Case No: CHI/43ub/mnr/2002/0034/01

I certify pursuant to the above-mentioned regulation that there is an error in the Notice of the Rent Assessment Committee's decision in this matter dated 8TH January 2003

Paragraph one of the enclosed document, reference to the rental figure, should read:-

1. The rent is £425.00 per calendar month, excluding water rates and council tax but including any amounts in paragraphs 3 and 4).

Dated 31/01/03


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Chairman

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

41c High Street
Walton-on-Thames
Surrey

The Committee members were

Mrs F J Silverman LLM
Mr D Agnew
Mr R Potter FRICS

1. Background

On 2nd October 2002 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 £475.00 per calendar month with effect from 1st November 2002 is dated 1st October 2002.

The tenancy is a periodic tenancy which commenced in 1998. The current rent is £420.00 per calendar month

2. Inspection

The Committee inspected the property on 8th January 2003 and found it to be in poor condition.

3. Evidence

The committee received written representations from the tenant and these were copied to the parties.

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 evidence supplied by the parties/ and the members' own general knowledge of market rent levels in the area of Walton-on-Thames and concluded that an appropriate market rent for the property would be £650.00 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 £425.00 per calendar month.

This rent will take effect from 1st November 2002 being the date specified by the landlord in the notice of increase.

Chairman

Dennis L

Dated

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