

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

**Address of Premises**

16 Tudor Villas  
Burton Lane  
Goffs Oak  
EN7 6SF

**The Committee members were**

Mrs TJ Gordon  
Miss M Krisko BSc (EST MAN)  
FRICS  
Mr B Tyers

**1. Background**

On 25 February 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 £1100.00 per month with effect from 1 April 2004 is dated 11 February 2004.

The tenancy is a statutory periodic tenancy by succession which arose on the death of the former tenant. The rent payable is £82.00 per week.

**2. Inspection**

A duly appointed Committee inspected the property on 28 May 2004 and found it to be in fair condition.

**3. Evidence**

The committee had the benefit of written representations received from the tenant and copied to the parties. No written representations were received from the landlord.

Neither party requested a hearing at which oral representations could be made.

**4. The decision**

In the present case the Committee had regard to the evidence supplied by the parties and their own knowledge of market rent levels in the area of Goffs Oak and concluded that the rent at which the property might reasonably be expected to be let on the open market would be £129.00 per week.

The new rent is accordingly determined at £129.00 per week.

This rent will take effect from 28 May 2004, the committee being satisfied that undue hardship would otherwise be caused to the tenant.

Signed

Tessa Plowden

Dated

11 June 2004

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.