

(Panel Name) Rent Assessment Panel

File Ref No.

LON/00AY/MNR/
2006/0279

**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

11 Manor Gardens
Larkhall Rise
London
SW4 6JZ

The Committee members were

Mr P J Korn
Mr F W J James FRICS
Mrs A Moss

**Landlord
Address**

Ravenscourt Securities Ltd
10 Palm Court, Queen Elizabeths Walk, London,
N16 5XA

Tenant

Miss J Redman

1. The rent is: £940 Per month (excluding water rates and council tax
but including any amounts in paras 3&4)

2. The date the decision takes effect is:

1 December 2006

*3. The amount included for services is
negligible

Per

4. Date assured tenancy commenced

11 August 1985

5. Length of the term or rental period

monthly

6. Allocation of liability for repairs

Section 11 applies –
Landlord responsible for
repairs and external
decoration.
Tenant responsible for
internal decoration.

7. Furniture provided by landlord or superior landlord

None

8. Description of premises

1st floor flat in three storey purpose built mansion block circa 1900 comprising 5 rooms, kitchen, bathroom/WC, communal garden.

Chairman

P Korn

Date of Decision

19 December 2006

Rent Assessment Committee: Summary reasons for decision Housing Act 1988

Address of Premises

11 Manor Gardens
Larkhall Rise
London
SW4 6JZ

The Committee members were

Mr P J Korn
Mr F W J James FRICS
Mrs A Moss

1. Background

On 28 October 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 £1,000 per month with effect from 1 December 2006 is dated 10 October 2006.

The tenancy is a statutory periodic tenancy by succession which arose on the death of the former tenant. The rent payable is £900 per month.

2. Inspection

The Committee inspected the property on 19 December 2006 and found it to be in good to fair condition. However, it was noted that there were areas of damp arising from spillage in the above flat and that the kitchen and bathroom were very dated.

The following services are provided for the tenant.

Lighting and cleaning of common parts, entryphone and communal garden maintenance.

3. Evidence

The committee received written representations from the landlord and these were copied to the tenant. No written representations were received from the tenant.

A hearing was held at 9.30am on 19 December 2006 at 10 Alfred Place, London WC1 at which oral representations were made by tenant. The landlord was not present or represented.

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 landlord and the members' own general knowledge of market rent levels in the area of Clapham and concluded that an appropriate market rent for the property would be £940 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 £940 per month inclusive of services.

This rent will take effect from 1 December 2006 being the date specified by the landlord in the notice of increase.

Chairman: P J Korn

Dated: 19 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.

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