

**Rent Assessment Committee: Summary reasons for decision.
Rent Act 1977**

Address of Premises

20 HUMMER ROAD,
EGHAM,
SURREY,
TW20 9BW

The Committee members were

Mr Evelyn Dent MA
Mr Robin Potter FRICS
Mr David J Wills ACIB

1. Background

On 1st March 2004 the landlord applied to the rent officer for registration of a fair rent of £235.00 per week for the above property.

The rent payable at the time of the application was £190.00 per week.

The rent was previously registered on 28th May 2004 with effect from the same date at £190.00 per week following a determination by a rent assessment committee.

On 14th April 2004 the rent officer registered a fair rent of £190.00 per week with effect from 28th May 2004.

By a letter dated 17th April 2004 the landlord objected to the rent determined by the Rent Officer and the matter was referred to the Rent Assessment Committee.

2. Inspection

The Committee inspected the property on 27th May 2004 and found it to be in excellent condition as described more particularly in the Rent Officer's survey sheet which had been copied to the parties.

4. Valuation

Thus in the first instance the Committee determined what rent the landlord could reasonably be expected to obtain for the property in the open market if it were let today in the condition that is considered usual for such an open market letting. It did this by having regard to the evidence supplied by the parties and the Committee's own general knowledge of market rent levels in the area of Egham. Having done so it concluded that such a likely market rent would be £230.00 per week.

It was first necessary to adjust that hypothetical rent of £230.00 per week to allow for the difference between the terms of tenancy considered usual for such a letting and the lack of white goods (disregarding the effect of any disrepair or other defect attributable to the tenant or any predecessor in title). The Committee considered that this required a deduction of £35.00 per week.

The Committee did not consider that there was any substantial scarcity element and accordingly no further deduction was made for scarcity

This leaves a net market rent for the subject property of £195.00 per week.

6. Decision

The fair rent initially determined by the Committee, for the purposes of section 70, was accordingly £195.00 per week

The section 70 fair rent determined by the Committee is below the maximum fair rent permitted by the Rent Acts (Maximum Fair Rent) Order 1999 and accordingly that rent limit has no effect. Details are provided on the back of the decision form.

Accordingly the sum of £195.00 per week will be registered as the fair rent with effect from 28th May 2004



Mr Evelyn Dent MA
Chairman

Dated 21/5/04

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 at the Panel Office which must be made within 21 days from the date of issue of this document.