

**SUMMARY STATEMENT OF REASONS FOR THE DECISION OF THE
COMMITTEE WHICH MET ON 2 NOVEMBER 2004 TO DETERMINE A
FAIR RENT IN RESPECT OF 39 COLDHARBOUR LANE, HARPENDEN,
HERTFORDSHIRE, AL4 4NF**

Landlord	:	Bankways Properties Ltd
Tenant	:	Mr. M Wiseman
Rent at date of Application	:	£429.00 per month
Rent proposed by Landlord	:	£1335.00 per month
Rent determined by Rent Officer	:	£497.50 per month
Rent determined by Committee	:	£501.00 per month

MEMBERS OF THE COMMITTEE

Mrs. Tessa J Gordon
Miss Marina Krisko BSc (EST MAN) FRICS
Mr. Barry Tyers

THE PREMISES

The Committee inspected the property in the presence of the Tenant and found it as described in the Rent Register.

CONDITION

Fair.

LOCATION

The property is situated on the edge of town, semi-industrial area, location approximately 1½ miles from the town centre.

SCARCITY

Assessed at 10%

THE LAW

Attached to this Statement of Reasons is a resume of the law as applied by the Committee.

OPEN MARKET RENT

Taking into account evidence and Committee members knowledge and experience, decided at £715.00 per month for similar property in good condition with modern facilities, carpets, curtains and some white goods.

THE COMMITTEE'S CALCULATIONS

Open market rent	£715.00 pcm
Less deduction for layout, condition, lack of modern facilities, white goods etc	£143.00 pcm
Open market rent for subject property	£572.00 pcm
10% deduction for scarcity	£57.00 pcm
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	£515.00 pcm
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THE RENT ACTS (MAXIMUM FAIR RENT) ORDER 1999

The "capped" rent calculated in accordance with the formula set out in the Order is £501.00 pcm

DECISION

The Committee determined a fair rent of £501.00 per calendar month exclusive of rates and Council Tax.

Mrs. Tessa J Gordon
Chairman

Important Note: This is a summary of the Committee's reasons for its decision. Should you require more detailed reasons they can be supplied but only if a written request for such reasons is received by the Panel Office within 21 days from the receipt of this document. The papers will then be returned to the Chair for such detailed reasons to be prepared.

Caution:

For the purpose of reaching a decision the Committee inspected the subject property. Such inspection is not a structural survey and only takes a few minutes. Any comments about the condition of the property in this Statement of Reasons are made as a result of casual observation rather than a detailed inspection. Please do not rely upon such comments as a guide to the structural condition of the property

Eastern Rent Assessment Panel

Great Eastern House Tenison Road Cambridge CB1 2TR

Telephone: 0845 1002616 Facsimile: 01223 505116



**Residential
Property**

TRIBUNAL SERVICE

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