

SUMMARY STATEMENT OF REASONS for the decision of the Committee which met on Monday 29th November 2004 to determine an open market rent in respect of :

13 Norman Drive, Stilton, Peterborough, Cambs PE7 3RS

Landlord Ms J K Armitage
Landlord's agent Mr D S Armitage
Tenant Mr G C King
Contractual Rent (inc Council Tax) proposed by Landlord £650.00 per calendar month
Open Market Rent determined by Committee £470.00 per calendar month

Members of the Committee

Mr G K Sinclair (chairman), Mr J B Shrive FRICS FAAV (valuer) & Mr P A Tunley (lay member)

The Premises

The Committee inspected the subject property, a 2½/3 bedroom semi-detached house of 1960s construction with interconnected lounge & kitchen/diner, and bathroom/WC under a tiled roof. Detached garage. Small gardens to front (open) and rear (enclosed)

Condition

House in fair condition, save for some disrepair to soffits, porch roof and driveway, and no making good to walls and ceiling around new c/h boiler. Allegedly defective, but old, fuse box. Rear garden (and open land to rear) waterlogged to a depth of several inches

Tenant's improvements, etc

All new kitchen units and white goods. Replaced old floor tiles and carpets with those of good quality

Location

On residential estate within a short walk or drive of shops, etc on High Street, close to exit 16 on A1 and convenient for commute to Peterborough, where all major facilities and services are available. Major supermarket about 5 miles away

Law applied

Housing Act 1988, ss.13 & 14

Open market rent

Taking into account evidence submitted by landlord's agent and tenant, and Committee members' own knowledge & experience, decided at £600 per calendar month for property in good condition & modern facilities, carpets, curtains, etc.

Calculations

OMV	£600.00 pcm
Less : lack of carpets & curtains	-£50.00 pcm
Less : kitchen appointments & kitchen disrepair	-£60.00 pcm
Less : external disrepair	-£10.00 pcm
Less : very wet & partly unusable back garden	-£10.00 pcm
Net OMV	£470.00 pcm

Decision

The open market rent for the subject premises is assessed at £470.00 per calendar month with effect from 21st October 2004, the date given in the Notice Proposing a New Rent (HA 1988, s.13).

Please note : Although under clause 4 of the tenancy agreement the landlord agrees "to pay and indemnify the tenant against all rates assessments and outgoings.." the rent assessed does NOT include Council Tax, the current amount of which was not disclosed to the Committee, and which is liable to change annually. The parties must come to their own arrangement about payment of Council Tax, which is a charge upon the occupier of property.

Signed 

Graham Sinclair - Chairman
for the Rent Assessment Committee

Note :

This is a summary of the Committee's reasons for its decision. Should you require more detailed reasons they can be supplied only if a written request for such reasons is received by the Panel Office within 21 days from receipt of this document.