

Eastern Rent Assessment Panel  
Great Eastern House Tenison Road Cambridge CB1 2TR  
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**SUMMARY STATEMENT OF REASONS**  
**for the decision of the Committee which met on 17 August 2005**  
**to determine a FAIR RENT in respect of**  
**24 TEMPLE COURT, POTTERS BAR, HERTS EN6 3BX**

**Ref. No.** CAM/26UE/F77/2005/0057

**Landlord:** Housing 21  
**Tenant:** Mr H Brassington

<b>Rent at date of Application:</b>	£72.71 per week (exceeding registered rent of 1988)
<b>Rent proposed by Applicant:</b>	£79.83 per week (inc. £25.26 for services)
<b>Rent determined by Rent Officer:</b>	£52.76 per week (£95.00 before capping)
<b>Rent determined by Committee:</b>	£53.26 per week (capped) (including services of £25.26 per week)

**MEMBERS OF THE COMMITTEE:** **Mr G M Jones - Chairman**  
**Miss M Krisko BSc BA FRICS**  
**Mr B Tyers**

**THE PROPERTY** The Committee inspected the property in the presence of the tenant and found it to be generally as described in the Rent Register. Single person flat in British Legion development of 34 sheltered units built in 1987 and designed for occupation by elderly persons, with resident warden and communal rooms, laundry, parking area and gardens. Let unfurnished except for cooker and refrigerator.

**CONDITION** The property appeared to be in fairly good condition.

**TENANT'S IMPROVEMENTS** None.

**LOCATION** Quiet cul-de-sac in residential area reasonably convenient for station.

## SCARCITY

In the experience of the Committee, scarcity in this locality (North London fringe) for this type of property justifies a deduction of 15%.

## THE LAW APPLIED

In short, the task of the Committee is to determine a 'fair rent' within the meaning of section 70(1) of the Rent Act 1977, taking into account all relevant circumstances (other than personal circumstances). A fair rent is a market rent adjusted for scarcity and disregards under section 70(3) – in particular, tenants' improvements. A discount will be appropriate under section 70(2) where there is a significant scarcity of similar dwellings available for letting in the locality. Rent capping may apply (see below). The rent will be exempt from capping if the landlord carries out repairs or improvements to the property as a result of which the uncapped fair rent determined for the property is at least 15% more than the existing registered rent. Full Reasons (if requested) will set out the relevant legal principles in detail.

## OPEN MARKET RENT

Based on the evidence and the Committee's own knowledge and experience, the open market rent for the property, if let on assured shorthold terms, fully modernised and in good order throughout, with central heating, double-glazing and carpets, curtains and white goods, but with only minimal services, would be £110.00 per week (including £5.00 for services).

## COMMITTEE'S CALCULATIONS

Open market rent net of services	£105.00 per week
Less global deduction for age, character, size, condition and lack of central heating, carpets and curtains	<u>£ 5.00</u>
Adjusted open market rent for this property	£100.00
Reduction for scarcity 15%	<u>£ 15.00</u>
	£ 85.00 per week
Adding services of £25.26 and rounding	£110.00

## THE RENT ACTS (MAXIMUM FAIR RENT) ORDER 1999

The maximum fair rent calculated in accordance with the formula set out in the Order is £28.00 per week plus services, a total of £53.26 per week. The rent is not exempt from capping.

## DECISION

As the maximum fair rent is less than the Committee's assessment, the fair rent is the capped figure of £53.26 per week.

**Geraint M Jones MA LLM (Cantab)**  
Chairman



**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 is received by the Panel Office within 21 days from receipt of this document. The papers will then be returned to the Chair for such detailed reasons to be prepared.