

EASTERN RENT ASSESSMENT PANEL

SUMMARY STATEMENT OF REASONS FOR THE DECISION OF THE COMMITTEE

**WHICH MET ON 17 November 2005 TO DETERMINE A FAIR RENT IN RESPECT OF
2 SWAN COURT, SOUTHLEA ROAD, DATCHET, SLOUGH, BERKS, SL3 9BX**

Landlord:	Trendgrove Properties Ltd	
Tenant:	Mrs B Graham	
Rent at Date of Application:	£1832.00 per quarter	
Rent Proposed by Applicant:	£5495.00 per quarter	
Rent Determined by Rent Officer:	£2031.00 per quarter	
Rent Determined by Committee:	£1900.00 per quarter	
Members of the Committee:	Mrs Tessa J Gordon	Chairman
	Mrs Sarah Redmond BSc ECON MRICS	Valuer
	Mr Robert G Martin	Lay Member

THE PREMISES

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

CONDITION:

Poor

LOCATION:

In village of Datchet, close to Railway Station.

SCARCITY:

Assessed at 15 %

THE LAW APPLIED:

Rent Act 1977. Section 70 (See attached)

OPEN MARKET RENT:


Taking into account evidence and Committee members' knowledge and experience, decided at **£ 4050 per quarter** for similar property in good condition with modern facilities, carpets, curtains and some white goods.

COMMITTEE'S CALCULATIONS:

Open market rent	£ 4050
less global deduction for condition and lack of modern facilities, white goods etc	£ 1822.50
open market for subject property	£ 2227.50
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Approx 15 % Scarcity	£ 334.00
	= £ 1893.50

THE RENT ACTS (MAXIMUM FAIR RENT) ORDER 1999:

The Fair Rent is accordingly **£ 1900.00 per quarter** exclusive of rates and Council Tax.


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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 properties. Such inspection is not a structural survey and only takes a few minutes. Any comments about the condition of the properties 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 properties.