

**SUMMARY STATEMENT OF REASONS**  
**for the decision of the Committee which met on 5 December 2006**  
**to determine a FAIR RENT in respect of**  
**2 New Cottages, Gedgrave, Woodbridge, Suffolk IP12 2BU**

Ref. No. CAM/42UG/F77/2006/0097

**Landlord:** Sir Edward Greenwell Bart. (agent, Ms Tracey Ranger)  
**Tenant:** Mr B Green

<b>Rent at date of Application:</b>	£311.00 per calendar month (£325.00 p.c.m. before capping)
<b>Rent proposed by Applicant:</b>	£330.00 p.c.m.
<b>Rent determined by Rent Officer:</b>	£345.00 p.c.m.
<b>Rent determined by Committee:</b>	£347.00 p.c.m. (£410.00 p.c.m. before capping)

**MEMBERS OF THE COMMITTEE:** **Mr G M Jones - Chairman**  
**Mr E A Pennington FRICS ACI Arb**  
**Mr R D Eschle JP**

**THE PROPERTY** The Committee inspected the property in the presence of the tenant's wife and found it to be generally as described in the Rent Register. It is a plain 3 bedroom semi-detached farm worker's dwelling – not a pretty cottage. It dates from about 1950 and is of brick and tile construction, rendered, with UPVC double glazing dating from the 1980's. The kitchen and bathroom are fairly modern. The only WC is on the ground floor; it is rather basic with a 4.5 inch brick unplastered external wall and no hand basin or heating. The landlord has recently provided a new timber-built garage with concrete floor and electricity supply.

**CONDITION** The structure exterior of the property appeared to be in fair condition except for one or two missing tiles on the lower roof and minor cracking in the render around windows on the rear elevation.

**TENANT'S IMPROVEMENTS** The tenant has improved the gardens and supplied a greenhouse and sheds. His main internal improvement (new kitchen units) was installed before the tenancy under the Rent (Agriculture) Act 1976 commenced.

**LOCATION** In open fields overlooking the River Ore near the highly regarded village of Orford, not far from Snape and Aldburgh.

**SCARCITY** In the experience of the Committee, scarcity in the wider locality (Suffolk Coastal District) for this type of property justifies a deduction of 10%.

**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, would be £540.00 per calendar month.

<b>COMMITTEE'S CALCULATIONS</b>	Open market rent	£540.00 p.c.m.
	Less global deduction for age, character, size, condition and lack of furnishings and modern facilities and for tenant's improvements	<u>£ 85.00</u>
	Adjusted open market rent for this property	£455.00 p.c.m.
	Reduction for scarcity 10%	<u>£ 45.50</u>
		£409.50
	Rounding slightly	<u>£410.00 p.c.m.</u>

**THE RENT ACTS (MAXIMUM FAIR RENT) ORDER 1999** The maximum fair rent calculated in accordance with the formula set out in the Order is £347.00 p.c.m. Despite the new garage, 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 £347.00 p.c.m.

**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.