

**SUMMARY STATEMENT OF REASONS** for the decision of the Committee which met  
on Thursday 2<sup>nd</sup> December 2004 to determine an open market rent in respect of :

**16 Orchard Lane, Blundeston, Lowestoft, Suffolk**

Landlord ..... Handivision c/o Howards  
Landlord's agent ..... Howards, Great Yarmouth  
Tenant ..... Mr & Mrs P Hill  
Rent proposed by Landlord ..... £460.00 per calendar month  
Open Market Rent determined by Committee ..... £250.00 per calendar month

**Members of the  
Committee**

Mr G K Sinclair (chairman), Mr J B Shrive FRICS FAAV (valuer) &  
Mr D Wilson (lay member)

**The Premises**

The Committee inspected the subject property, a small 2 bedroom semi-detached bungalow of 1960s construction with a single reception room, kitchen, and bathroom/WC under a tiled roof. A detached garage of asbestos construction serves only as a utility room/storage, due to landlord's requirement that a carpet and redundant cooker, etc remain there. Small gardens to front (open) and rear (enclosed)

**Condition**

House in poor condition, with extensive condensation and mildew present in rooms. Large, single glazed softwood framed windows are cracked, are covered in mould and are not properly maintained. If openable, they cannot safely be shut from inside. Back boiler to solid fuel fire does not heat radiators. External woodwork shows old, flaking paintwork and evidence of disrepair. Allegedly defective electrics, despite modern RCBs. Garden fences in poor state of repair. Several apparent breaches of landlord's obligations under Landlord and Tenant Act 1985, s.11

**Tenant's  
improvements, etc**

All new kitchen units and white goods, replacing landlord's defective cooker and fridge-freezer

**Location**

On residential estate on edge of village, within a short walk of village centre and close to A12 road between Great Yarmouth and Lowestoft, where all major facilities and services are available. Major supermarket several miles away at north edge of Lowestoft

**Law applied**

Housing Act 1988, ss.13 & 14

**Open market rent**

Taking into account Committee members' own knowledge & experience, decided at £500 per calendar month for property in good condition & modern facilities, carpets, curtains, etc.

**Calculations**

OMV .....	£500.00 pcm
Less : lack of central heating .....	-£100.00 pcm
Less : poor kitchen & no working white goods .....	-£50.00 pcm
Less : size and general condition .....	-£100.00 pcm
Net OMV .....	£250.00 pcm

**Decision**

The open market rent for the subject premises in their current condition is assessed at £250.00 per calendar month with effect from 13<sup>th</sup> October 2004, the date given in the Notice Proposing a New Rent (HA 1988, s.13).

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.