

**EASTERN RENT ASSESSMENT PANEL**

**Summary Statement Of Reasons for the decision of the Committee  
which met on 19 February 2004 to determine a Rent under the Housing Act 1988 in  
respect of Orchard Cottage, North Lee Lane, Terrick, Aylesbury, Bucks HP22 5YB**


<b>Landlord:</b>	Allsop Residential Investment Management Ltd	
<b>Tenant:</b>	Mr B J P Matthews	
<b>Rent at Date of Application:</b>	£580.66 per month	
<b>Rent Proposed by Landlord :</b>	£613.33 per month	
<b>Rent Determined by Committee:</b>	£520.00 per month	
<b>Members of the Committee:</b>	Mrs T J Gordon	Chairman
	Mrs S Redmond Bsc ECON MRICS	Valuer
	Mr Barry Tyers	Lay Member

<b>THE PREMISES:</b>	Orchard Cottage, North Lee Lane, Terrick, Aylesbury, Bucks HP22 5YB.
<b>ACCOMODATION:</b>	5 rooms, kitchen and bathroom, and ground floor utility room.
<b>CONDITION:</b>	Poor external condition, partial oil-fired central heating, damp in utility room, poor front and rear doors, dated basic kitchen and bathroom. Cesspit drainage. The property is suffering from Landlord's neglect.
<b>TENANT'S IMPROVEMENTS:</b>	None.
<b>LOCATION:</b>	Remote rural location.
<b>THE LAW APPLIED:</b>	Section 14 Housing Act 1988 (as amended).

**OPEN MARKET RENT:** Taking into account Committee members' knowledge and experience, decided at £800.00 pm for similar property in good condition with modern facilities, carpets, curtains and white goods.

<b>COMMITTEE'S CALCULATIONS:</b>	Open market rent	£800.00pm
	less global deduction for condition and lack of modern facilities, white goods, carpets and curtains	<u>£280.00pm</u>
	Open market for subject property	£520.00pcm

**DECISION:** The Committee determined a rent of £520.00 per month, excluding rates and Council Tax, such rent to commence on January 1 2004.

  
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**Mrs T J Gordon** 19 Feb 2004  
**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.