

EASTERN RENT ASSESSMENT PANEL

SUMMARY STATEMENT OF REASONS FOR THE DECISION OF THE COMMITTEE WHICH MET ON 30TH SEPTEMBER 2003 TO DETERMINE A FAIR RENT IN RESPECT OF 112 HANDSIDE LANE, WELWYN GARDEN CITY, HERTS

Landlord	:	Firbank Housing Society Ltd
Tenant	:	Mrs W Malone
Rent registered at date of application	:	£134 per month
Rent proposed by applicant	:	£215 per month
Rent determined by Rent Officer	:	£164 per month
Rent determined by Committee	:	£184 per month

MEMBERS OF THE COMMITTEE

Mr W G Handford FRICS (Chairman)
Mr J J Sims
Mr P A Tunley

1. The Property

The Committee inspected the property in the presence of the tenant and found it to be a semi-detached bungalow.

2. Condition

In good condition with double glazed windows and central heating. Modern facilities.

3. Tenant's Improvements

Garden shed.

4. Location

Pleasant residential area adjacent to small public hall.

5. Scarcity

Assessed at 10%.

6. The Law Applied

See attached.

7. Open Market Rent

Taking into account the evidence and the Committee members' knowledge and experience, decided at £500 per calendar month for a similar property in good condition with carpets and white goods.

8. Committee's Calculations

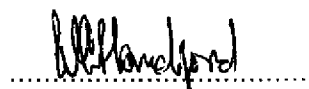
Open Market rent	£500 p c m
Less global deduction for lack of carpets and white goods	<u>£ 60 p c m</u>
Open Market rent for subject property	£440 p c m
10% deduction for scarcity	<u>£ 44 p c m</u>
	£396 p c m

9. The Rent Acts (Maximum Fair Rent Order) 1999

The 'capped' rent calculated in accordance with the formula set out in the Order is £184 per calendar month.

10. Decision

As the 'capped' rent is less than the Committee's calculations, the fair rent is £184 per calendar month.



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