

## **EASTERN RENT ASSESSMENT PANEL**

### **SUMMARY STATEMENT OF REASONS FOR THE DECISION OF THE COMMITTEE**

**WHICH MET ON FRIDAY 07 JULY 2006. TO DETERMINE A FAIR RENT IN RESPECT OF 24  
ADDISON ROAD, CHESHAM, BUCKS, HP5 2BD**

<b>Landlord:</b>	<b>BPT (Bradford Property Trust) Ltd</b>
<b>Tenant:</b>	<b>Mr T Davis</b>
<b>Rent at Date of Application:</b>	<b>£213.50 per cal month</b>
<b>Rent Proposed by Applicant:</b>	<b>£277.00 per cal month</b>
<b>Rent Determined by Rent Officer:</b>	<b>£233.00 per cal month</b>
<b>Rent Determined by Committee:</b>	<b>£237 per cal month</b>
<b>Members of the Committee:</b>	<b>Mrs Tessa J Gordon</b> Chairman
	<b>Mrs Sarah Redmond BSc ECON MRICS</b> Valuer
	<b>Mr Mohammed Z Bhatti</b> 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:**

Fair

**TENANT'S IMPROVEMENTS:**

Extensive, including partial central heating, kitchen enlarged and refitted, bathroom created from Bedroom 3, internalized exterior WC

**LOCATION:**

Residential street with on street parking, ½ mile from centre of Chesham.

**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 **£ 695.00 per cal month** for similar property in good condition with modern facilities, carpets, curtains and some white goods.

**COMMITTEE'S CALCULATIONS:**

Open market rent	£ 695
less global deduction for condition and lack of modern facilities, white goods etc	£ 315
open market for subject property	£ 380
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15 % Scarcity	£ 57
	= £ 323

**THE RENT ACTS (MAXIMUM FAIR RENT) ORDER 1999:**

The 'capped' rent calculated in accordance with the formula set out in the order is £ 237 per month. The Fair Rent is accordingly **£ 237 per cal month** exclusive of rates and Council Tax.

  
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.