

EASTERN RENT ASSESSMENT PANEL

SUMMARY STATEMENT OF REASONS FOR THE DECISION OF THE COMMITTEE

WHICH MET ON 25 OCTOBER 2005 TO DETERMINE A FAIR RENT IN RESPECT OF 37 HAMMER
LANE, WARBOROUGH, OXON, OX10 7DJ

Landlord:	Bickenhall Engineering Co. Ltd.		
Tenant:	Mr & Mrs Vaughan		
Rent at Date of Application:	£82.00 per week		
Rent Proposed by Applicant:	£1050.00 per cal month		
Rent Determined by Rent Officer:	£90.00 per week		
Rent Determined by Committee:	£85.00 per week		
Members of the Committee:	Mrs Tessa J Gordon	Chairman	
	Mr Robin V N Auger FRICS	Valuer	
	Mr Barry Tyers	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:
Generally poor. Windows need urgent attention.

TENANT'S IMPROVEMENTS:
None since last inspection.

LOCATION:
Rural, about 2 miles outside Wallingford.

SCARCITY:
South Oxfordshire. Assessed at 15 %

THE LAW APPLIED:

Rent Act 1977. Section 70 (See attached)

OPEN MARKET RENT:

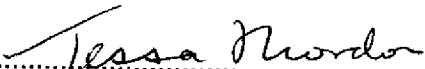
Taking into account evidence and Committee members' knowledge and experience, decided at **£ 190 per week** for similar property in good condition with modern facilities, carpets, curtains and some white goods.

COMMITTEE'S CALCULATIONS:

Open market rent	£ 190 per wk
less global deduction for condition and lack of modernisation, carpet & curtains, white goods	£ 95 per wk
open market for subject property	£ 95 per wk
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Approx 15% Scarcity	£ 14.00
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	£ 81.00 wk

DECISION:

The Fair Rent is **£81.00 per week**, exclusive of rates & Council Tax.


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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.