

**SUMMARY STATEMENT OF REASONS**  
**for the decision of the Committee which met on 2006**  
**to determine a FAIR RENT in respect of**  
**9 Campbell Close, Chelmsford, Essex CM2 9BE**

**Ref. No.** CAM/22UF/F77/2006/0110

**Landlord:** Bickenhall Engineering Co Ltd (agents Douglas Duff)  
**Tenant:** Mrs K Edwards

|   |                            |
|---|----------------------------|
| <b>Rent at date of Application:</b>     | £390.50 per calendar month |
| <b>Rent proposed by Applicant:</b>      | £490.00 p.c.m.             |
| <b>Rent determined by Rent Officer:</b> | £431.00 p.c.m.             |
| <b>Rent determined by Committee:</b>    | £436.00 p.c.m.             |

**MEMBERS OF THE COMMITTEE:** **Mr G M Jones - Chairman**  
**Miss M Krisko BSc BA FRICS**  
**Mr R S Rehahn**

|                              |  |
|------------------------------|--|
| <b>THE PROPERTY</b>          | The Committee inspected the property in the presence of the tenant and found it to be generally as described in the Rent Register. It is a 3-bedroom end terrace house of brick and tile construction, part rendered, with gas-fired central heating (now in full working order) and UPVC double glazing. It was let to the present tenant in 1986 completely unfurnished. |
| <b>CONDITION</b>             | The property appeared to be in fair condition except for the fascias and soffits, which are poor and which the landlord is about to replace.   |
| <b>TENANT'S IMPROVEMENTS</b> | All kitchen units and cupboards, including stainless steel sink unit; bathroom suite (including mixer tap and shower fitting; some fencing.  |
| <b>LOCATION</b>              | In a reasonable residential area of Chelmsford with limited on-street parking. Within easy reach of local superstore.  |

## SCARCITY

In the experience of the Committee, scarcity in the wider locality (Mid-Essex) for this type of property justifies a deduction of 10%.

## THE LAW APPLIED

In short, the task of the Committee is to determine a 'fair rent' within the meaning of section 70(1) of the Rent Act 1977, taking into account all relevant circumstances (other than personal circumstances). A fair rent is a market rent adjusted for scarcity and disregards under section 70(3) – in particular, tenants' improvements. A discount will be appropriate under section 70(2) where there is a significant scarcity of similar dwellings available for letting in the locality. Rent capping may apply (see below). The rent will be exempt from capping if the landlord carries out repairs or improvements to the property as a result of which the uncapped fair rent determined for the property is at least 15% more than the existing registered rent. Full Reasons (if requested) will set out the relevant legal principles in detail.

## OPEN MARKET RENT

Based on the limited evidence and the Committee's own knowledge and experience, the open market rent for the property, if let on assured shorthold terms, fully modernised and in good order throughout, with central heating, double-glazing and carpets, curtains and white goods, would be £760 per calendar month.

## COMMITTEE'S CALCULATIONS

|  |                |
|--|----------------|
| Open market rent   | £760.00 p.c.m. |
| Less global deduction for age, character, size, condition and lack of modern facilities and for tenant's improvements in all 25% | <u>£190.00</u> |
| Adjusted open market rent for this property  | £570.00 p.c.m. |
| Reduction for scarcity 10%   | <u>£ 57.00</u> |
| Fair rent before capping   | £513.00 p.c.m. |

## THE RENT ACTS (MAXIMUM FAIR RENT) ORDER 1999

The maximum fair rent calculated in accordance with the formula set out in the Order is £436.00 p.c.m. The rent is not exempt from capping.

## DECISION

As the maximum fair rent is less than the Committee's assessment, the fair rent is the capped figure of £436.00 p.c.m.

**Geraint M Jones MA LLM (Cantab)**  
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 is received by the Panel Office within 21 days from receipt of this document. The papers will then be returned to the Chair for such detailed reasons to be prepared.