

EASTERN RENT ASSESSMENT PANEL

Summary Statement of Reasons for the decision of the Committee which met on 27 September 2005 to determine a Rent under the Housing Act 1988 in respect of 3 Apple Tree Close, Kirkley Park Road, Lowestoft NR33 0LS.

Landlord	: English Churches Housing Group
Tenant	: Mrs. M. George
Rent at Date of Application	: £55.63 per week including £13.92 for services
Rent Proposed by Applicant	: £60.11 per week including £14.90 for services
Rent Determined by Committee	: £87.36 per week including £12.36 for services

Members of the Committee:

Mrs. Judith H. Lancaster - **Chairman**
Mr. Edward A. Pennington FRICS – **Valuer**
Mr. Roger S. Rehahn – **Lay Member**

THE PREMISES:

Ground floor flat in purpose built modern block. Communal gardens and parking spaces. Lift to first floor. Communal laundry facilities, guest room. Communal lounge. Warden and emergency call system.

Accommodation: hall, sitting room, modern fitted kitchen, shower/WC and double bedroom. Night storage heaters. Airing cupboard with immersion heater. Store room.

CONDITION:

Good.

TENANT'S IMPROVEMENTS:

None of significance.

LOCATION:

Desirable residential area reasonably close to the centre of town.

THE LAW APPLIED: Section 14 Housing Act 1988.

OPEN MARKET RENT:

Taking into account the evidence and Committee members' knowledge and experience the Committee determined an open market rent of £375.00 per calendar month for similar property in good condition with central heating, carpets, curtains and white goods.

COMMITTEE'S CALCULATION:

Open market rent for 1 bedroom property in good condition with central heating, carpets, curtains and white goods	£375.00 pcm
Less global deduction for condition and lack of facilities included above	£50.00 pcm
Open market rent for subject property	£325.00 pcm

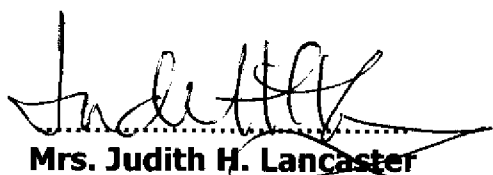
This equates to £75.00 per week

SERVICES:

The Committee took account of the evidence presented by both parties and in particular the service charge breakdown provided by the Landlord. They determined a service charge of £12.36 per week based on the breakdown, amended by the Landlord's proposed changes to the figures for electricity and depreciation and omitting the proposed management charge on depreciation as the Committee did not accept it was reasonable to impose a management charge on that item.

DECISION:

The Committee determined a rent of £87.36 per week, including £12.36 per week for services.



Mrs. Judith H. Lancaster
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.