

Notice of the Rent Assessment Committee Decision

Rent Act 1977 Schedule 11

Address of Premises

5 Caslon Close
Fakenham
Norfolk
NR21 9DL

The Committee members were

Mr. Vaughan C Raywood
Mr. William J Tawn FRICS FBEng FNAEA
Mr. Roger S Rehahn

Landlord

Tacklow (NOTCHP), c/o J C Fielder (Management)

Tenant

Mrs B Fennell

1. The fair rent is

£275

Per

Cal Month

(excluding water rates and council tax but including any amounts in paras 3&4)

2. The effective date is

18/06/04

3. The amount for services is

£

N/A

Per

N/A

negligible/not applicable

4. The amount for fuel charges (excluding heating and lighting of common parts) not counting for rent allowance is

£

N/A

Per

N/A

not applicable

5. The rent is/is not to be registered as variable.**6. The capping provisions of the Rent Acts (Maximum Fair Rent) Order 1999 apply (please see calculation overleaf)/ do not apply because 1st registration/15% exemption.****7. Details (other than rent) where different from Rent Register entry****8. For information only:**

(a) The fair rent to be registered is the maximum fair rent as prescribed by the Rent Acts (Maximum Fair Rent) Order 1999. The Rent that would otherwise have been registered was £ per including £ per for services (variable).

(b) The Fair rent to be registered is not limited by the Rent Acts (Maximum Fair Rent) Order 1999, because it is the same as/below the maximum fair rent of £ 275 per Cal month including £ per for services (variable) prescribed by the Order

Chairman


Mr. Vaughan C Raywood

Date of decision

18/6/04

MAXIMUM FAIR RENT CALCULATION

LATEST RPI FIGURE x

PREVIOUS RPI FIGURE y

x Minus y = (A)

(A) Divided by y = (B)

First application for re-registration since 1 February 1999 ~~YES~~/NO (delete as applicable)

If yes (B) plus 1.075 = (C)

If no (B) plus 1.05 = (C)

Last registered rent* Multiplied by (C) =

*(exclusive of any variable service charge)

Rounded up to nearest 50 pence =

Variable Service Charge NO

If YES add amount for services = £

MAXIMUM FAIR RENT = Per

Explanatory Note

The calculation of the maximum fair rent, in accordance with the formula contained in the Order, is set out above.

In summary, the formula provides for the maximum fair rent to be calculated by:

increasing the previous registered rent by the percentage change in the retail price index (the RPI) since the date of that earlier registration and

adding a further 7.5% (if the present application was the first since 1 February 1999) or 5% (if it is a second or subsequent application since that date).

A 7.5% increase is represented, in the calculation set out above, by the addition of 1.075 to (B) and an increase of 5% is represented by the addition of 1.05 to (B).

The result is rounded up to the nearest 50 pence.

For the purposes of the calculation the latest RPI figure (x) is that published in the month before the Committee's fair rent determination.

The calculation of the maximum fair rent excludes any sum payable under a variable service charge, where the rent is registered as variable under section 71(4) of the Rent Act 1977. In such a case that sum is added to the maximum fair rent in order to produce the rent to be registered as the fair rent.

EASTERN RENT ASSESSMENT PANEL

SUMMARY STATEMENT OF REASONS FOR THE DECISION OF THE COMMITTEE WHICH MET ON 18 JUNE 2004 TO DETERMINE A FAIR RENT IN RESPECT OF 5 CASLON CLOSE FAKENHAM NORFOLK

| | |
|--|--|
| Landlord: | Tacklow (NOTCHP) (Agent: Mr J C Fielder) |
| Tenant: | Mrs B G Fennell |
| Rent at Date of Application: | £250.00 per calendar month |
| Rent Proposed by Applicant: | £275.00 per calendar month |
| Rent Determined by Rent Officer: | £273.50 per calendar month |
| Rent Determined by the Committee: | £275.00 per calendar month |
| Members of the Committee: | Mr V C Raywood (Chair) Mr W J Tawn FRICS FBEng FNAEA Mr R S Rehahn |

| | |
|------------------------------|--|
| THE PROPERTY: | The Committee inspected the property in the presence of the Tenant and found it as described in the Rent Register. |
| CONDITION: | The main structure appeared to be sound, but the property had not been updated to any extent since built. There is evidence of damp and condensation. |
| TENANT'S IMPROVEMENTS | Provided an immersion heater, gas fire, two garden sheds, front fence and gate, the shower and the back door. |
| LOCATION: | The outskirts of Fakenham. |
| SCARCITY: | Assessed at 10%. |
| THE LAW APPLIED: | See attached. |
| OPEN MARKET RENT: | Taking into account evidence and Committee members' knowledge and experience decided at £500.00 per calendar month for similar property in good condition, with modern facilities, carpets, curtains and some white goods. |

| | | |
|----------------------------------|---|---------------|
| COMMITTEE'S CALCULATIONS: | Open market rent | 500.00 pcm |
| | Less global deduction for condition and lack of modern facilities, white goods, etc | <u>195.00</u> |
| | | 305.00 |
| | Less 10% deduction for scarcity | <u>30.50</u> |
| | | 274.50 pcm |

THE RENT ACTS (MAXIMUM FAIR RENT ORDER) 1999

The capped rent calculated in accordance with the formula set out in the Order is £276.00 per calendar month.

DECISION:

As the capped rent is more than the Committee's calculations the fair rent is £275.00 per calendar month.

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V C Raywood
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 Chair for such detailed reasons to be prepared.