

**EASTERN RENT ASSESSMENT PANEL**

**Summary Statement of Reasons for the decision of the Committee  
which met on 15 November 2005 to determine a Rent under the Housing Act  
1988 in respect of 7 Landguard Road, Felixstowe, Suffolk, IP11 2EW**

<b>Landlord</b>	:	Executors of A. H. V. Thompson
<b>Tenant</b>	:	Ms. K. A. Hinton-Smith
<b>Rent at Date of Application</b>	:	£300.00 per Calendar Month
<b>Rent Proposed by Landlord</b>	:	£375.00 per Calendar Month
<b>Rent Determined by Committee</b>	:	£360.00 per Calendar Month

<b>Members of the Committee:</b>	Mrs. Judith H. Lancaster	Chairman
	Mr. Edward A. Pennington FRICS	Valuer
	Mr. Donald Wilson	Lay Member

**THE PREMISES:**

Mid-terrace 2 storey house built of brick and concrete inter-locking tile roof. Small front and rear gardens – off road parking – no garage.

Accommodation: hall, through living room, kitchen, with stairs to landing bathroom/WC and 3 bedrooms – 1 double, 1 small double and 1 single. No heating provided by Landlord. No carpets, curtains, white goods or furniture provided by Landlord.

**CONDITION:**

External – poor external paintwork.

Internal – Tenant said light bulbs blow very frequently.

**TENANT'S IMPROVEMENTS:**

Kitchen units and fittings including sink and flooring. Gas fires and night storage heaters. New wood flooring, fitted cupboard in Bedroom 1. Terrace and wall to front garden. Decking, pond and sheds to rear garden.

**LOCATION:**

Close to docks on edge of town. Poor access road and within flood plain.

**THE LAW APPLIED:**

Section 14 Housing Act 1988.

### OPEN MARKET RENT:

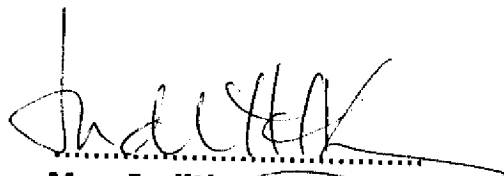
Taking into account the evidence and Committee members' knowledge and experience the Committee determined a rent of £560.00 pcm for a similar property in good condition with modern facilities, carpets, curtains and some white goods.

### COMMITTEE'S CALCULATIONS:

Open market rent of subject property in good condition	£560.00 pcm
Less global deduction for lack of modern facilities, white goods etc.	£200.00 pcm
Open market rent for subject property	<u>£360.00 pcm</u>

### DECISION:

The Committee therefore determined a rent of £360.00 per calendar month for the subject property.



**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.