

EASTERN RENT ASSESSMENT PANEL

STATEMENT OF REASONS FOR THE DECISION OF THE COMMITTEE WHICH MET ON 24th NOVEMBER 2004 TO DETERMINE A MARKET RENT IN RESPECT OF 47 CORNWALL ROAD, KETERING, NORTHAMPTONSHIRE NN16 8PD

File Reference No.: CAM/34UE/MNR/2004/0080

Landlord: Mintridge Investments Ltd, PO Box 49 Oundle, Peterborough
PE8 5QW

Landlord's Agent: SR Lettings, Cottage, Farm, Sywell, Northampton NN16 0BJ

Tenant: Mr LC Oliver

Existing Rent: £340.00 per calendar month

Rent Proposed by Landlords: £360.00 per calendar month

Rent Determined by Committee: £360.00 per calendar month

Members of the Committee: Mr JR Morris (Chairman)
Mr GRC Petty FRICS
Mr PA Tunley

Clerk to the Committee: Mr J Childe

The Tenancy:

The tenancy appears to be an Assured Shorthold tenancy that commenced on the 3rd August 2002. A copy of the tenancy agreement was provided. Section 11 of the Landlord and Tenant Act 1985 applies in respect of the Landlord's liability for repairs. The Tenant is responsible for internal maintenance fair wear and tear accepted).

The Application:

The Landlord's Agent by a notice in the prescribed form dated 24th September 2004 proposed a new rent of £360.00 per calendar month as from 3rd November 2004. On 1st October 2004 the Tenant applied to refer the notice proposing a new rent to the Rent Assessment Panel for a determination.

The Property:

The property is a two storey terraced house constructed of brick under a tile roof built circa 1988. The house comprises an open plan living room and kitchen on the ground floor and bedroom and bathroom on the first floor. Space is by electric night storage heaters and water heating is by an immersion. The property has mains electricity, water and drainage. The Landlord originally provided a cooker and a fridge however the Tenant fridge has replaced the fridge by the tenant's own; otherwise the property is let unfurnished. There is a parking bay to the side of the house although it does not appear to be allocated specifically to the subject property. Street parking is unrestricted.

Condition:

The Committee inspected the property in the presence of the Tenant and the Landlord's Agent. Externally the property is in fair to good condition. Internally the kitchen and bathroom are modern w.c. The Landlord had recently decorated the property internally. The Landlord provides carpets; the curtains are the Tenants.

Law:

Sections 13 and 14 of the Housing Act 1988 apply.

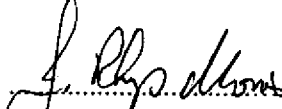
Open Market Rent

The Landlord submitted rental values for nine properties that in Connaught Road was in the vicinity of the subject property was the most direct comparable and was let on an Assured Shorthold Tenancy at a rent of £360.00 per calendar month. The Tenant stated the next-door property was let at £360.00 but had double-glazing. The Committee were of the opinion that the double-glazing would not have a significant effect on the rental value in this instance. Therefore the Committee using the comparable

evidence provided and the experience of its members determined that a market rent for the subject property, taking into account its location and condition let on an Assured Shorthold Tenancy is £360.00 per calendar month.

Market Rent for subject property £360.00 per calendar month

The Committee determined that in accordance with section 14 (1)(a) and (b) Housing Act 1988 the rent should commence from the beginning of the period of the Tenancy and having taken account of section 14 (7) Housing Act 1988, determined that the increased rent should take effect from the 3rd November 2004.

JR Morris, 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 form the receipt of this document. The papers will then be returned to the Chair for such detailed reasons to be prepared.

Caution: The Committee inspected the subject property for the purposes of reaching this decision. The inspection was not a structural survey and any comments about the condition of the property in this Statement must not be relied upon as a guide to the structural or other condition of the property.