

## **EASTERN RENT ASSESSMENT PANEL**

**Case number : CAM/33UF/F77/2006/0124**

**RENT ACT 1977**

**SUMMARY STATEMENT OF REASONS for the decision of the Committee which met on Tuesday 30<sup>th</sup> January 2007 to determine a Fair Rent in respect of :**

**24 The Street, Upper Sheringham, Norfolk NR26 8AD**

Landlord .....	Trustees of John Ashton's Children's Settlement
Tenant .....	Mrs R Grout
Rent proposed by Applicant .....	£300.00 per cal mth
Rent determined by Rent Officer .....	£310.00 per cal mth
Capped rent determined by Rent Officer .....	£304.00 per cal mth
Rent determined by the Committee .....	£302.00 per cal mth

<b>Members of the Committee</b>	Mr G K Sinclair (chairman), Mr J B Shrive FRICS FAAV (valuer) & Mr C Gowman MCIEH (lay member)
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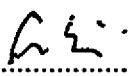
<b>The Premises</b>	The Committee inspected the subject property, a brick, flint & pantiled courtyard cottage built in the early nineteenth century but altered/extended quite recently, the middle one of a complex of three. Layout is as per the Rent Officer's plan. South facing, both doors open on to a small fenced yard, with vehicular access and parking in the larger shared space in front, and a shared grass drying area beyond enclosed by hedges
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<b>Condition</b>	The building is in generally good condition, although the Committee noted several pronounced cracks in the shared walls, including one extending two floors, and a damp patch in a bedroom ceiling. No open fires or central heating
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<b>Tenants' improvements</b>	None
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<b>Location</b>	Picturesque rural/coastal setting, with parking on unmade yard, about 30 metres from bus stop on main road through village, with regular services to Sheringham & Cromer, and also Norwich. Shops, schools and services in Sheringham (2km), Holt (8km) or Cromer (10km). Norwich lies 44km due south by road.
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<b>Scarcity</b>	12.5%
<b>Law applied</b>	Rent Act 1977, s.70, as explained and clarified by the courts, <sup>1</sup> and the Rent Acts (Maximum Fair Rent) Order 1999
<b>Open market rent</b>	Taking into account evidence & Committee members' knowledge & experience, decided at £.450.00 per calendar month for property in good condition & modern facilities, carpets, curtains, etc.
<b>Calculations</b>	<p>OMV ..... £.....450.00 pcm</p> <p>Less :</p> <p>No garden/v. small courtyard ..... -£10.00 pcm</p> <p>Basic kitchen &amp; bathroom ..... -£20.00 pcm</p> <p>Inadequate heating ..... -£50.00 pcm</p> <p>Insufficient power points ..... -£10.00 pcm</p> <p>Carpets &amp; curtains ..... <u>-£15.00 pcm</u></p> <p>Net OMV ..... £345.00 pcm</p> <p>Less : Scarcity @ 12.5% ..... -£43.13 pcm</p> <p>Net fair rent ..... £301.88 pcm</p> <p>rounded up ..... <b>£302.00 pcm</b></p>
<b>Rent capping</b>	The Rent Acts (Maximum Fair Rent) Order 1999 applies to this property but the net rent assessed by the Committee is below the capped rent level of 305.50 per week
<b>Decision</b>	The fair rent to be registered with effect from 30 <sup>th</sup> January 2007 is therefore £302.00 per calendar month

Signed ..... 

Graham Sinclair - Chairman, for the Rent Assessment Committee

**Note :**

This is a summary of the Committee's reasons for its decision. Should you require more detailed reasons they can be supplied only if a written request for such reasons is received by the Panel Office within 21 days from receipt of this document.

<sup>1</sup> *Curtis v London Rent Assessment Panel & others* [1997] 4 All ER 842(CA); *Queensway Housing Association Ltd v Chiltern, Thames and Eastern Rent Assessment Committee* (1998) 31 HLR 945; *Forebury Estates Ltd v Chiltern, Thames and Eastern Rent Assessment Panel*, *The Times*, 11<sup>th</sup> July 2000; *Spath Holme Ltd v North Western Rent Assessment Committee & Bigio* (QBD Admin Ct, 12<sup>th</sup> July 2001)