

RESIDENTIAL PROPERTY TRIBUNAL SERVICE

EASTERN RENT ASSESSMENT PANEL

Case number : CAM/12UC/MNR/2006/0030

HOUSING ACT 1988

SUMMARY STATEMENT OF REASONS for the decision of the Committee which met on Monday 15th May 2006 to determine the open market rent in respect of :

12 Poppy Fields, Soham, Ely, Cambridgeshire CB7 5TG

Landlord Hereward Housing Association Ltd
Tenant Ms Teresa Bardella
Rent proposed by Applicant £88.13 per week
Open market rent determined by Committee £100.00 per week

Members of the Committee Mr G K Sinclair (chairman), Mr J B Shrive FRICS FAAV (valuer) & Mr P Tunley (lay member)

The Premises The Committee inspected the subject property, a small 2-bedroom semi-detached house built within about the last 10 years of brick with a concrete pantile roof, with off-street parking, grass to front and enclosed garden to rear. Gas central heating and PVCu double glazing throughout.

Condition The property is in reasonable decorative order, save for a small but long-standing patch of damp and mould on the gable wall of bedroom one, which may be cured by the recent addition of an air vent. Ventilation to some upstairs PVCu windows appears poor, with condensation forming around them and inside one unit in the children's bedroom with a broken seal

Tenants' improvements Some new carpets, curtains

Location At end of small cul-de-sac road on modern estate development, reasonably close to shops, schools, etc in Soham. Main shopping at Ely or Cambridge.

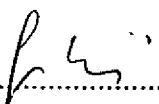
Law applied Housing Act 1988 ss.13 & 14

Open market rent Taking into account comparable evidence provided by tenant, that available from local letting agents & Committee members' own knowledge and experience : £450 pcm for property of similar size in good condition & with modern facilities

Calculations OMV £450.00 pcm
Less :
poor windows (ventilation) £15.00 pcm

Net market rent £435.00 pcm
or (rounded) £100 pwk

Decision The decision of the Committee is that the open market rent (the maximum which the landlord may choose to recover) is £100.00 per week, with effect from the date in the landlord's notice of increase, viz 1st May 2006.

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.