

RENT ACT 1977



5 Salome Lodge Cottages, Leighton Bromswold, Huntingdon, Cambs PE28 5BF

Landlord	The Church Commissioners for England
Tenant	Mr A C Lines & Mrs B Steel
Rent at date of Application	£216.50 per cal mth
Rent proposed by Applicant	£260.00 per cal mth
Rent determined by Rent Officer	£267.00 per cal mth
Capped rent determined by Rent Officer	£239.50 per cal mth
Rent determined by Committee	£283.50 per cal mth
Capped rent determined by Committee	£240.50 per cal mth

Members of the Committee

Mr G K Sinclair (chairman), Mr W J Tawn FRICS FBEng FNAEA
(valuer), Mr R S Rehahn (lay member)

The Premises

The Committee inspected the subject property, a 3-bedroom semi-detached former farm cottage built in about 1900, of brick construction with a concrete tiled roof. The property is situate in an irregular shaped plot by a field edge and is as described in the Rent Register and the Rent Officer's layout plan.

Condition

Good decorative order internally, no obvious structural problems, and a well-tended garden. Defective solid fuel Rayburn stove and two windows to front elevation have been replaced since 2002 rent increase. No central heating save for 2 radiators and hot water tank heated by Rayburn. Modern wiring system and some loft insulation.

Tenants' improvements

Tenants have installed new kitchen units and replaced bathroom fittings, with new wall tiles in kitchen and floor tiles through to ground floor bathroom/WC. Three basic internal doors replaced with pine panel doors. All existing panel doors and architraves throughout have been stripped. New fireplace built in front room. Timber floor fitted in loft. Two sheds erected and new vehicular gate and gravel parking area provided. Garden and patio laid out and well maintained.

Location

Standing in isolated position on minor rural road 2 km to northeast of small village of Leighton Bromswold, and about 400 metres from Salome Lodge Farm. No bus (except school bus) or shop in village. Reasonable access to A14 to south and A1(M) to east. Nearest shop and GP at Alconbury (9 km to east), with shopping towns at Huntingdon (17.5 km) (with good rail access and schools) and at Oundle (20 km). Major shopping, leisure, employment and services at Peterborough and Cambridge.

Scarcity

Assessed at 10%

Law applied

Rent Act 1977, s.70, as explained and clarified by the courts,¹ and the Rent Acts (Maximum Fair Rent) Order 1999

Open market rent

Taking into account the comparable evidence from landlord & Committee members' knowledge and experience : £450 pcm for property in good condition & modern facilities

Calculations

OMV	£450.00 pcm
Less : general layout	-2.5%
Less : Remote location	-5%
Less : Lack of central heating	-5%
Less : Original v. basic kitchen & bathroom	-12.5%
Less : no carpets or curtains	-5%
Net deductions :	30%
Net OMV	£315.00 pcm
Less 10% scarcity	<u>£31.50 pcm</u>
Net fair rent	£283.50 pcm
Capped rent	£240.50 pcm

Rent capping

The work undertaken by the landlord is insufficient to exempt this assessment from the Rent Acts (Maximum Fair Rent) Order 1999. As its provisions apply the rent assessed by the Committee is limited to a maximum of £240.50 per calendar month.

Decision

The fair rent to be registered, with effect from 24th January 2005, is therefore £240.50 per calendar month

Signed 

Graham Sinclair - Chairman, for the Rent Assessment Committee

¹ *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*, 11th July 2000; *Spath Holme Ltd v North Western Rent Assessment Committee & Bigio* (QBD Admin Ct, 12th July 2001)

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.