

**EASTERN RENT ASSESSMENT PANEL**

**Summary Statement of Reasons for the decision of the Committee which met on Thursday 18 May to determine a Fair Rent in respect of 30 London Road, Ipswich, Suffolk IP1 2HB**

<b>Landlord</b>	:	Mr. G. Dart
<b>Tenant</b>	:	Mr. B. Stickland
<b>Rent at Date of Application</b>	:	£425.00 per calendar month
<b>Rent Proposed by Applicant</b>	:	£440.00 per calendar month
<b>Rent Determined by Committee</b>	:	£440.00 per calendar month

<b>Members of the Committee:</b>	Mrs. Judith H. Lancaster	Chairman
	Mr. Richard Marshall FRICS FAAV	Valuer
	Mr. Roger S. Rehahn	Lay Member

**THE PREMISES:**

Ground floor flat in Victorian house. Front garden used as parking area – limited access. Communal hall. Accommodation: sitting room, rear hall, kitchen, 2 bedrooms (1 double, 1 single) bath/wc and shower. Gas central heating, double glazing, carpets, curtains, cooker and hob provided by Landlord.

**CONDITION:**

Reasonable.

**TENANT'S IMPROVEMENTS:**

None of significance.

**LOCATION:**

Close to central Ipswich and all amenities in residential area.

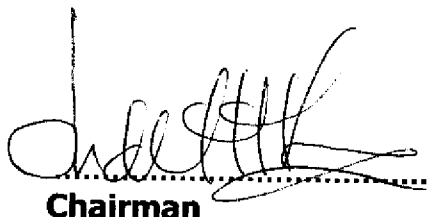
**THE LAW APPLIED:** Section 14 Housing Act 1988.

## **OPEN MARKET RENT:**

Taking into account the evidence and Committee members' knowledge and experience decided at £450.00 per calendar month for similar property in good condition with modern facilities, carpets, curtains and some white goods.

## **DECISION:**

The Committee therefore determined a rent of £440.00 pcm, having made a deduction of £10.00 pcm from the Open Market Rent to reflect the fact that the Landlord did not provide any white goods other than a built-in cooker and hob and provided only net curtains.

A handwritten signature in black ink, appearing to be 'D. Smith', written over a dotted line.

**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.