

EASTERN RENT ASSESSMENT PANEL

**SUMMARY STATEMENT OF REASONS FOR THE DECISION OF THE
COMMITTEE WHICH MET ON 3 MARCH 2005 TO DETERMINE A
RENT IN RESPECT OF 86 HANGING HILL LANE, HUTTON,
BRENTWOOD, ESSEX**

Landlord: St Ermis Property Co Ltd

Tenant: Mrs G Rice

Rent at Date of Application: £377.50 per month

Rent Proposed by Applicant: £755.00 per month

Rent Determined by Committee: £415.50 per month

Members of the Committee: Mr Graham Wilson (Chair)

Mr Frank W J James FRICS

Mr Anthony J Jackson JP

THE PREMISES:

These were essentially as described in the Rent Register – except that there was a utility room, not a bathroom, on the ground floor. There was a conservatory on the ground floor and a bathroom on the first floor – with two bedrooms only as a result. Outside there was a garage.

CONDITION:

Externally the property was in fair condition. A gutter over a dormer window appeared to be leaking. The Tenant had had the property decorated externally (with a 50% contribution from the Landlord). The Tenant had installed central heating, “white goods”, had converted a bedroom to a bathroom and had converted a ground floor bathroom to a utility room/wc. The Tenant had added the conservatory.

TENANT'S IMPROVEMENTS:

Please see above (Condition). In addition, the garage was the Tenant's.

LOCATION:

About one mile from the centre of Shenfield and convenient for public transport. The property was on a narrow but busy road.

SCARCITY:

15%

THE LAW APPLIED:

See attached

OPEN MARKET RENT:

Taking into account evidence and Committee members' knowledge and experience, decided at £850.00 for similar property in good condition with modern facilities, carpets, curtains and some white goods.

COMMITTEE'S CALCULATIONS:

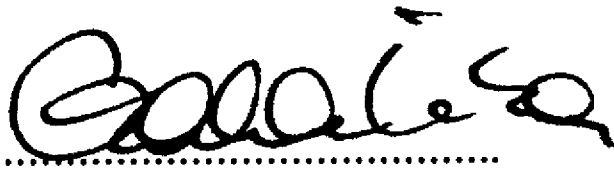
Open market rent	£850.00
Less global deduction	

for fair condition	
and lack of heating /	
white goods etc (these	
were the Tenant's – as	
were the carpets and	
curtains, bathroom,	
kitchen)	£255.00
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Open market rent for	
subject property	£595.00
<u>Less</u> scarcity 15%	£ 89.25
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	£505.75

THE RENT ACTS (MAXIMUM FAIR RENT)

ORDER 1999: £415.50

DECISION: The Committee considered that the premises might reasonably be expected to be let on the open market for **£415.50** and determined the rent accordingly.

A handwritten signature in black ink, appearing to read 'Graham Wilson', is positioned above a horizontal dotted line.

Graham Wilson

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.