

EASTERN RENT ASSESSMENT PANEL

STATEMENT OF REASONS FOR THE DECISION OF THE COMMITTEE WHICH MET ON 12th APRIL 2006 TO DETERMINE A MARKET RENT IN RESPECT OF 21 RANSKILL ROAD, BOREHAMWOOD, HERTFORDSHIRE WD6 5EU

File Reference No.: CAM/26UE/MNR/2006/0010

Landlords: Ridgehill Housing Association, 12 Elstree Way,
Borehamwood, Hertfordshire WD6 1JE

Tenant: Mrs & Mr Satchell

Rent at date of Application: £87.80 per week (£95.12 per week on the basis of a 48
weekly payments per annum)

Rent Proposed by Landlord: £92.61 per week (£100.33 per week on the basis of a 48
weekly payments per annum)

Rent Determined by Committee: £100.00 per week (£146.25 per week on the basis of a 48
weekly payments per annum)

Members of the Committee: Mr JR Morris (Chairman)
Mr RC Petty FRICS
Mr AK Kapur

Clerk to the Committee: Ms R McKay, LLB

The Tenancy:

The tenancy appears to be an Assured periodic tenancy, which commenced in on 19th May 1997. As an Assured Tenancy, not being for a fixed period of 7 years or more, s11 of the Landlord and Tenant Act 1985 applies in respect of the Landlord's liability for repairs.

Application:

The Landlord by a notice in the prescribed form dated 15th February 2006 proposed a new rent of £100.33 per week to commence on the 17th April 2006. On the 27th February 2006 the Tenant applied to the Rent Assessment Panel.

The Property:

The Property is a two-bedroom semi-detached house constructed of brick under a tile roof built in the early 1950s. The Property comprises a hall, from which rises the stairs to the first floor, a living room, and kitchen on the ground floor and bathroom and two bedrooms on the first floor. Outside there is a small garden to the front and a larger garden to the rear. The property has mains electricity, gas, water and drainage. Space heating and water heating is by a gas fired central heating system. The Property is let unfurnished. The property is situated in close proximity to local shopping, schools and bus services.

The Condition

The Committee inspected the Property in the presence of the Tenant. Externally the Property is in fair condition. There are upvc double glazed windows although the Tenant had to make good internal plasterwork following fitting. Internally the kitchen and bathroom would be dated but for the Tenant's improvements. Carpets, curtains and white goods are not provided. The Tenant has erected a boundary fence the original being in serious disrepair. There is no off road parking.

Law:

Sections 13 and 14 of the Housing Act 1988 apply

Open Market Rent:

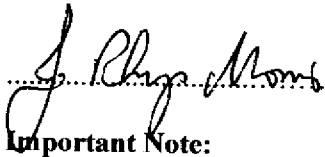
Neither party submitted evidence of rents of comparable properties. Therefore the Committee using the experience of its members determined that the open market rent for the subject property in good

condition, with central heating, double-glazing, modern kitchen and bathroom, and with carpets curtains and white goods to be £170.00 per week. However the Committee made a global deduction of £35.00 per week to take account of the dated kitchen and bathroom, the lack of carpets, curtains and white goods and the making good of the plasterwork and new fence erected by the Tenant. It should be noted that this figure cannot be a simple arithmetical calculation and is not based specifically upon capital cost but is the Committee's estimate of the amount by which the rent would have to be reduced to attract a tenant.

Market Rent for subject property

£135.00 per week

The Committee determined that in accordance with section 14 (1)(a) and (b) Housing Act 1988 the rent should commence from the beginning of the period of the Tenancy and having taken account of section 14 (7) Housing Act 1988, determined that the increased rent should take effect from the 17th April 2006.

JR Morris, 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 form the receipt of this document. The papers will then be returned to the Chair for such detailed reasons to be prepared.

Caution: The Committee inspected the subject property for the purposes of reaching this decision. The inspection was not a structural survey and any comments about the condition of the property in this statement must not be relied upon as a guide to the structural or other condition of the property.