

## **EASTERN RENT ASSESSMENT PANEL**

### **SUMMARY STATEMENT OF REASONS FOR THE DECISION OF THE COMMITTEE WHICH MET ON 25 MAY 2004 TO DETERMINE A RENT IN RESPECT OF 22 VAUGHAN WILLIAMS WAY, WARLEY, BRENTWOOD, ESSEX, CM14 5WP**

<b>Landlord:</b>	Estuary Housing Association Ltd
<b>Tenant:</b>	Mr J Craw
<b>Rent at Date of Application:</b>	£58.12 per week
<b>Rent Proposed by Applicant:</b>	£73.86 (including £12.66 service charge) per week
<b>Rent Determined by Committee:</b>	£92.50 per week
<b>Members of the Committee:</b>	Mr Graham Wilson (Chair) Mr Frank W J James FRICS Mr Robert G Martin

**THE PREMISES:** These were as described in Form RAP5. The Committee were unable to inspect the interior of the property. However, the exterior and common parts were in good condition and well-maintained

**CONDITION:** This was a relatively new property in good condition

**TENANT'S IMPROVEMENTS:** Not applicable

**LOCATION:** The property was on an attractive new development

**SCARCITY:** Not applicable

**THE LAW APPLIED:** See attached

**OPEN MARKET RENT:** Taking into account evidence and Committee members' knowledge and experience, decided at £100.00 for similar property in good condition with modern facilities, carpets, curtains and some white goods, with a garage

**COMMITTEE'S CALCULATIONS:** Open market rent £100.00  
Less global deduction for condition and lack of carpets, curtains and white goods etc £7.50  
Open market for subject property £92.50

**THE RENT ACTS (MAXIMUM FAIR RENT)  
ORDER 1999:**

Not applicable

**DECISION:** The Committee considered that the premises might reasonably be expected to be let on the open market for £92.50 per week and determined the rent accordingly.

A handwritten signature in black ink, appearing to read 'Graham Wilson', written over a 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.