

EASTERN RENT ASSESSMENT PANEL

**Summary Statement Of Reasons for the decision of the Committee
which met on 14 November 2003 to determine a rent under
Section 14 of the Housing Act 1988 in respect of 99 Brewhouse Lane, Soham ,Ely
Cambs CB7 5JD**

Landlord:	Mr R Fyson	
Tenant:	Ms C Giddens	
Rent at Date of Application:	£345.00 per lunar month	
Rent Proposed by Applicant:	£555.00 per lunar month	
Rent Determined by Committee:	£415.00 per lunar month	
Members of the Committee:	Mrs J H Lancaster	Chairman
	Mr W J Tawn FRICS FBEng FNAEA	Valuer
	Mr R Rehahn	Lay Member

THE PREMISES	The subject property is a semi-detached brick and tile 2 storey house, approximately 40 years old. There are gardens front and rear, and a garage but it is not available for the Tenant's use.
ACCOMMODATION:	Lobby, through sitting/dining room, kitchen and stairs to 3 bedrooms (2 double and 1 single) and bath/WC. No central heating. Carpets and curtains provided at start of Tenancy.
CONDITION:	
EXTERNAL:	Fair.
INTERNAL:	Generally fair but hole in kitchen ceiling due to leak. Heater upstairs not useable.
TENANT'S IMPROVEMENTS:	None of significance to rental value.
LOCATION:	On estate of similar properties approximately ½ mile from town centre.
THE LAW APPLIED:	Section 14 of the Housing Act 1988 (as amended).


OPEN MARKET RENT: Taking into account the Committee members' knowledge and experience, decided at £500.00 pcm for similar property in good condition with modern facilities, carpets, curtains and some white goods.

COMMITTEE'S CALCULATIONS:

Open market rent	£500.00pcm
less global deduction for condition and lack of central heating	<u>£50.00pcm</u>
Open market for subject property	£450.00pcm

This equates to £415.00 per lunar month.

COMMITTEE'S DECISION: The Committee determined a rent of £415.00 per lunar month



Mrs J H Lancaster
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.