

Eastern Rent Assessment Panel

Great Eastern House Tenison Road Cambridge CB1 2TR

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**Residential
Property**

TRIBUNAL SERVICE

**SUMMARY STATEMENT OF REASONS FOR THE DECISION OF THE
COMMITTEE WHICH MET ON 15 NOVEMBER 2004 TO DETERMINE A
RENT UNDER THE HOUSING ACT 1988, SECTION 14 IN RESPECT OF
27 WYCOMBE END, BEACONSFIELD, BUCKS, HP9 1LZ**

Landlord	:	Mountview Estates Plc
Tenant	:	Mr. P. Johnson
Rent at date of Application	:	£154.00 pw
Rent proposed by Landlord	:	£170.00 pw
Rent determined by Committee	:	£156.00 pw

MEMBERS OF THE COMMITTEE

Mrs. Tessa J Gordon

Miss. Marina Krisko BSc (EST MAN) FRICS

Mrr. Najiba Bhatti

THE PREMISES

The Committee inspected the property in the presence of the Tenant

CONDITION

Generally in poor condition, unmodernised apart from central heating.

THE TENANT'S IMPROVEMENTS

None.

LOCATION

On busy road near town centre of Old Beaconsfield.

THE LAW

Housing Act 1988, Section 14 as amended

OPEN MARKET RENT

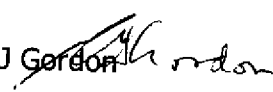
Taking into account evidence and Committee members knowledge and experience, decided at £240 per week for a similar property in good condition with modern facilities, carpets, curtains and some white goods.

THE COMMITTEE'S CALCULATIONS

Open market rent	£240.00 pw
Less deduction for condition, lack of modern facilities, white goods etc	£84.00 pw
Open market rent for subject property	£156.00 pw
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	£156.00 pw
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DECISION

The Committee determined a rent of £156.00 per week to commence on 27 September 2004.

Mrs. Tessa J Gordon 
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 property. Such inspection is not a structural survey and only takes a few minutes. Any comments about the condition of the property 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 property