

## **EASTERN RENT ASSESSMENT PANEL**

### **SUMMARY STATEMENT OF REASONS FOR THE DECISION OF THE COMMITTEE WHICH MET ON THE 13TH NOVEMBER 2003 TO DETERMINE AN OPEN MARKET RENT IN RESPECT OF 1 STONES COTTAGES, LUBBERHEDGES LANE, DUNMOW, ESSEX CM6 3BX**

Landlord	:	Co-operative Group (CWS) Limited Pension Fund
Tenant	:	Mr E.E. Smith
Rent at date of Application	:	£240 per calendar month
Rent proposed by Landlord	:	£450 per calendar month
<b>MEMBERS OF THE COMMITTEE</b>	:	Mr D. Robertson (Chair) Mr F. James FRICS Mr R. Martin
<b>THE PROPERTY</b>	:	The Committee inspected the property in the presence of the Tenant, It is as described in Section 3 of the Tenant's Application.
<b>CONDITION</b>	:	Fair.
<b>TENANT'S IMPROVEMENTS</b>	:	Minor, none of significance
<b>LOCATION</b>	:	Remote rural
<b>RENT ASSESSMENT</b>	:	The Committee inspected the exterior of the comparable given by the Landlord's agent, namely 3 Whitehouse Cottages. Considering the evidence and taking into account the Committee members knowledge and experience they decided at a rent of £500 per calendar month for a similar property in good condition with modern facilities including carpets, curtains and some white goods provided by the Landlord

<b>COMMITTEE'S CALCULATIONS</b>	:	Open Market Rent for similar property	£500 pcm
		Less global deduction for lack of central heating modern amenities, carpets curtains, white goods and disrepair	£160 pcm
<b>DECISION OF THE COMMITTEE</b>	:	Open market rent for this property	£340 pcm

  
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**DUNCAN T. ROBERTSON**  
 Chair

**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 receipt of this document. The papers will then be returned to the Chair for such detailed reasons to be prepared.

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