

EASTERN RENT ASSESSMENT PANEL

STATEMENT OF REASONS FOR THE DECISION OF THE COMMITTEE WHICH MET ON 29th JULY 2005 TO DETERMINE A MARKET RENT IN RESPECT OF 23 HIGHFIELD CRESCENT, BROGBOROUGH, BEDFORDSHIRE MK43 0XZ

File Reference No.: CAM/09UD/MNR/2005/0076

Landlord: Grainger Residential Management Ltd, 161 Brompton Road,
Knightsbridge, London SW3 1QP

Tenant: Mr B Pali

Existing Rent: £66.50 per week

Rent Proposed by Landlords: £125.00 per week

Rent Determined by Committee: £100.00 per week

Members of the Committee: Mr JR Morris (Chairman)
Mr JR Humphrys FRICS
Mrs J De M Ambrose

Clerk to the Committee: Mr J Childe

The Tenancy:

The tenancy appears to be a statutory weekly periodic Assured tenancy by reason of succession. Section 11 of the Landlord and Tenant Act 1985 appears to apply in respect of the Landlord's obligations and according to the Rent Register the Tenant is responsible for internal decoration.

The Application:

The Landlord by a notice in the prescribed form dated 5th April 2005 proposed a new rent of £125.00 per week to be effective from Monday 6th June 2005. On 5th June 2005 the Tenant applied to the Rent Assessment Panel.

The Property:

The Property is a two-storey mid terrace house constructed in the 1930s of brick under a pitched tiled roof. The Property comprises an entrance hall from which rise stairs to the first floor a living room, kitchen and bathroom on the ground floor and three bedrooms on the first floor. Space and water heating is by a gas fired central heating system. The Property has main electricity, gas, water and drainage. The Property is let unfurnished. Outside there are gardens to front and rear, which is long. There is off road parking to the rear of the Property. The Property is in a village location.

Condition:

The exterior of the property is in fair to good condition. There are replacement windows and water goods are plastic however the fascias and soffits are in need of re-decoration. Internally the kitchen and bathroom are dated. There are signs of water penetration from the roof in the landing cupboard and adjacent bedroom, which appears to be due to a slipped tile. The central heating boiler is situated in one of the bedrooms. There were insufficient electrical sockets for modern living. There are no white goods or floor coverings provided.

Law:

Sections 13 and 14 of the Housing Act 1988 apply.

Open Market Rent

Neither the Landlord nor the Tenant submitted any examples of comparable rents of similar properties to the subject property. Therefore the members of the Committee relied upon the knowledge and experience of its members and found that a similar property let on an Assured Shorthold tenancy in good condition with central heating, a modern kitchen and bathroom with double glazing together with carpets, curtains and white goods would be £120.00 per week. However the Committee made a global deduction of £20.00 per week to take account of the need for re-decoration of the soffits and fascias,

the positioning go the boiler in the bedroom, the lack of electrical sockets, carpets, curtains and white goods. 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.

Committee's Calculations:

Open Market Rent:

£120.00 per week

Less global deduction


£20.00

£100.00 per week

Determination

The Committee determined that a market rent for the **£100.00 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 6th June 2005.

.....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.