

EASTERN RENT ASSESSMENT PANEL

**Summary Statement Of Reasons for the decision of the Committee
which met on 27 July 2004 to determine a Market Rent in respect of Elmside, Croft
Road, Shinfield , Reading, Berks RG2 9EY**

Landlord: Bright House Homes Ltd
Tenant: Miss B Bolton
Rent at Date of Application: £433.00 per calendar month
Rent Proposed by Landlord : £850.00 per calendar month
Rent Determined by Committee: £550.00 per calendar month

Members of the Committee: Mrs Tessa J Gordon Chairman
Mrs H Bowers MRICS Valuer
Mr R Martin Lay Member

THE PREMISES: The Committee inspected the property in the presence of the Tenant and the Landlord's representative.

CONDITION: Fair.

TENANT'S IMPROVEMENTS: None since the commencement of the Assured Tenancy.

LOCATION: Rural location.

THE LAW APPLIED: Section 13, Housing Act 1988.

OPEN MARKET RENT:

Taking into account evidence and Committee members' knowledge and experience, decided at £850.00 per calendar month for similar property in good condition with modern facilities, carpets, curtains and some white goods.

COMMITTEE'S CALCULATIONS:

Open market rent £850.00pcm

less global deduction for condition and
lack of modern facilities, white goods etc £300.00 pcm

Open market for subject property £550.00 pcm

DECISION:

The new rent is therefore £550.00 per calendar month commencing 30 June 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 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.