

EASTERN RENT ASSESSMENT PANEL

**Summary Statement Of Reasons for the decision of the Committee
which met on 14 November 2003 to determine a Fair Rent
in respect of 2 Upwell Road, March ,Cambs PE15 9DT**

Landlord: Mr C Goakes
Tenant: Mr & Mrs K Cross
Rent at Date of Application: £26.00 per Week (as per last registration)
Rent Proposed by Applicant: £50.00 per Week
Rent Determined by Rent Officer: £35.50 per Week
Rent Determined by Committee: £36.50 per Week

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 Committee inspected the property in the presence of the Tenant and found it as described in the Rent Register except that it is an end-terrace house. The Committee noted that no furniture, carpets, curtains or white goods had been provided by the Landlord.

CONDITION:

EXTERNAL: Paintwork poor in places

INTERNAL: Generally good but not rewired since 1975.

TENANT'S IMPROVEMENTS: Significant Tenant's improvements include modernised kitchen and bathroom (Landlord paid for bathroom labour costs), new boiler and five extra radiators, new fireplace and electric fire, conservatory and partial double glazing (Landlord contributed sum equal to one month's rent).

LOCATION: Close to town centre.

SCARCITY: Assessed at 10%.

THE LAW APPLIED: See note attached.

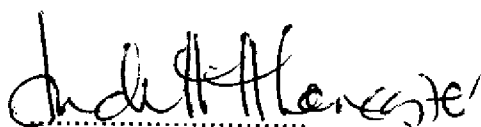
OPEN MARKET RENT: Taking into account evidence and Committee members' knowledge and experience, decided at £400.00 pcm for similar property in good condition with modern facilities, carpets, curtains and some white goods.

COMMITTEE'S CALCULATIONS:	Open market rent	£400.00pcm
	less global deduction for condition and	
	lack of modern facilities, white goods etc	<u>£155.00pcm</u>
	Open market for subject property	£245.00pcm
	% deduction for scarcity	<u>£24.50pcm</u>
		<u>£220.50pcm</u>

This is equivalent to £51.00 per week.

THE RENT ACTS (MAXIMUM FAIR RENT) ORDER 1999: The 'capped' rent calculated in accordance with the formula set out in the order is £36.50 per Week.

DECISION: As the 'capped' rent is less than the Committee's decision the fair rent is the amount 'capped' by the Order



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.