

EASTERN RENT ASSESSMENT PANEL

Case number : CAM/12UB/F77/2004/0121

RENT ACT 1977



SUMMARY STATEMENT OF REASONS for the decision of the Committee which met on Monday 29th November 2004 to determine a Fair Rent in respect of :

27 Parsonage Street, Cambridge, Cambs CB5 8DN

Landlord	South London Freeholds Ltd
Tenant	Mrs P M Mansfield
Rent at date of Application	£72.50 per week
Rent proposed by Applicant	£94.25 per week
Rent determined by Rent Officer	£95.25 per week
Capped rent determined by Rent Officer	£81.00 per week
Rent determined by Committee	£101.53 per week
Capped rent determined by Committee	£81.50 per week

Members of the Committee

Mr G K Sinclair (chairman), Mr J B Shrive FRICS FAAV (valuer) & Mr P A Tunley (lay member)

The Premises

The Committee inspected the subject property, an end-terrace 3-bedroomed late Victorian house of solid brick and a slate roof, with a modern rear bathroom extension at ground floor level. The property is as described in the Rent Register

Condition

Good decorative order internally. Tenant complained of damp to gable wall, but none apparent on inspection. Externally, no serious defects visible on gable wall except unevenness. Recently repointed. Minor damage to concrete fillet on rear extension gable and to bathroom ceiling. Electrical wiring and fuse box quite old

Tenant's improvements

Kitchen units and white goods, central heating carpets & curtains, double glazing, new back door, tiling to bathroom, shed and pond in rear garden

Location

On narrow street with limited parking close to city centre, with parkland at Midsummer Common 50 metres away at end of street. Easy access and transport to city shopping and other facilities and services, and a short distance from Grafton shopping and leisure centre.

Scarcity 20%

Law applied Rent Act 1977, s.70, as explained and clarified by the courts,¹ and the Rent Acts (Maximum Fair Rent) Order 1999

Open market rent Taking into account evidence & Committee members' knowledge & experience, decided at £850 per calendar month for property in good condition & modern facilities, carpets, curtains, etc.

Calculations

OMV	£850.00 pcm
Less : Lack of central heating	-£130.00 pcm
Less : Basic kitchen, with no white goods	-£100.00 pcm
Less : Outdated electrics	-£20.00 pcm
Less : Lack of carpets & curtains	-£50.00 pcm
Net OMV	£550.00 pcm
Less : Scarcity @ 20%	-£110.00 pcm
Net fair rent	£440.00 pcm
or	£101.53 pwk
Capped rent	£81.50 pwk

Rent capping The Rent Acts (Maximum Fair Rent) Order 1999 applies and, for the reasons above, reduces the rent assessed by the Committee to a maximum of £81.50 per week.

Decision The fair rent to be registered, with effect from 29th November 2004, is therefore £81.50 per week

Signed *hzi*

Graham Sinclair - Chairman, for the Rent Assessment Committee

Note : This is a summary of the Committee's reasons for its decision. Should you require more detailed reasons they can be supplied only if a written request for such reasons is received by the Panel Office within 21 days from receipt of this document.

¹ *Curtis v London Rent Assessment Panel & others* [1997] 4 All ER 842(CA); *Queensway Housing Association Ltd v Chiltern, Thames and Eastern Rent Assessment Committee* (1998) 31 HLR 945; *Forebury Estates Ltd v Chiltern, Thames and Eastern Rent Assessment Panel*, *The Times*, 11th July 2000; *Spath Holme Ltd v North Western Rent Assessment Committee & Bigio* (QBD Admin Ct, 12th July 2001)