

EASTERN RENT ASSESSMENT PANEL

Summary Statement of Reasons for the decision of the Committee which met on 21 April 2004 to determine a Rent under the Housing Act 1988 in respect of 5 Dandalan Close, Ipswich, Suffolk IP1 5BN

Landlord	:	London & Quadrant Housing Association
Tenant	:	Ms. T. Varley
Rent at Date of Application	:	£63.90 per week including £2.63 for services
Rent Proposed by Landlord	:	£71.91 per week including £3.98 for services
Rent Determined by Committee	:	£88.10 per week including £3.10 for services
Members of the Committee	:	Mrs. Judith H. Lancaster Mr. Edward A. Pennington FRICS Mr. Roger S. Rehahn

THE PREMISES

The dwelling is a ground floor self-contained flat in a purpose-built block with PVC double-glazed windows. There is a communal grassed area and entrance hall but no garage or allocated parking space.

ACCOMMODATION

Inside there is a hall, sitting room, kitchen, bathroom, a separate WC, 2 bedrooms comprising of one double and one single. There is gas central heating, an airing cupboard and an immersion heater.

CONDITION

The carpets provided by the Landlord are in poor condition and no curtains have been provided at all. The kitchen fittings are basic and the bathroom fittings are dated. The Landlord has provided no furniture or white goods and the security entry system to the building is broken.

TENANTS IMPROVEMENTS

The tenant has not made any improvements of significance.

LOCATION

The property is situated on the west side of town approximately 1 ½ miles from the town centre. Within easy walking distance of the shops and a regular bus service.

LAW APPLIED

Housing Act 1988, ss 13 & 14

OPEN MARKET RENT

Taking into account the Committee members knowledge and experience, we decided at £450.00 per calendar month for a similar property in good condition with modern facilities, carpets, curtains and some white goods.

COMMITTEE'S CALCULATIONS

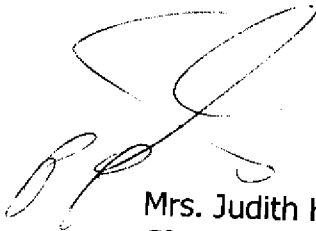
Open market rent	£450.00 pcm	
Less global deduction for condition and lack of modern facilities, white goods etc	£80.00 pcm	Per Week
Open market rent for subject property	£370.00 pcm i.e.	£85.00

SERVICES

The Committee reviewed the service charge schedule received from the Landlord, and the written representations received from the Tenant. They reduced the service charge proposed by the Landlord to £3.10 per week to take account of the broken door entry system and the poor standard of communal cleaning provided.

DECISION

The Committee determined a rent of £88.10 per week including £3.10 for services.



Mrs. Judith H. Lancaster
Chairman

Important Note:

This is a summary of the Committee's reasons for its decision . Should you require more detailed reason, they can be supplied but only if a written request for such reason 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.