

SUMMARY STATEMENT OF REASONS for the decision of the Committee which met on Thursday 7th April 2005 to determine an open market rent in respect of :

4 Manor Way, Ormesby St Margaret, Norfolk NR29 3RG

Landlord Northumberland & Durham Property Trust Ltd
Landlord's agent J C Fielder (Management), Salhouse
Tenant Mr D Carr & Ms C Game
Contractual Rent proposed by Landlord £450.00 per calendar month
Open Market Rent determined by Committee £400.00 per calendar month

Members of the Committee Mr G K Sinclair (chairman), Mr J B Shrive FRICS FAAV (valuer) & Mr R S Rehahn (lay member)

The Premises The Committee inspected the subject property, a small early 1980s 2 bedroom semi-detached house of brick and tile construction with small front (open) and rear (enclosed) gardens, with parking on short driveway at side. Night storage heating provided. Unusual metal winding staircase from living room to first floor.

Condition Adequate condition, with large, softwood-framed single-glazed windows typical of the period but poorly maintained externally. Rot affecting at least one of two porch roof supports. Winding staircase has marine ply treads which flex under normal adult use. Tenants' use of gas heaters as supplementary heating does not assist condensation on windows. Some damp in bedrooms, with minor cracking where ceiling meets gable wall, but no matching external defects visible

Tenant's improvements, etc All white goods in kitchen, and some units. Shed in rear garden

Location On a small cul-de-sac road in modern residential area in commuter village of Ormesby St Margaret, on A149 between Great Yarmouth and Stalham. Village facilities & primary school within easy walking distance, with major shopping centre, mainline railway station, banks & professional services in Great Yarmouth and Norwich.

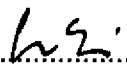
Law applied Housing Act 1988, ss.13 & 14

Open market rent Taking into account rental evidence provided by landlord's agent, observations of other letting agents discussed at the hearing, and Committee members' own knowledge & experience, decided at £500 per calendar month for property in good condition & modern facilities.

Calculation

OMV	£500.00 pcm
Less :	
poor heating	-£40.00 pcm
absence of white goods and curtains	-£25.00 pcm
restricted interior (poor kitchen & staircase)	-£20.00 pcm
single glazing, & windows in disrepair	-£15.00 pcm
Net OMV	£400.00 pcm

Decision The open market rent for the subject premises in their current condition is assessed at £400.00 per calendar month, the same as the existing rent, and will take effect from 23rd March 2005, the date given in the Notice proposing a new rent.

Signed 

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.