

EASTERN RENT ASSESSMENT PANEL

SUMMARY STATEMENT OF REASONS FOR THE DECISION OF THE COMMITTEE WHICH MET ON 25 MAY 2004 TO DETERMINE A RENT IN RESPECT OF 36 SHEPPARDS, HARLOW, ESSEX, CM19 5PL


Landlord:	Warden Housing Association
Tenant:	Mr D J Ashton
Rent at Date of Application:	£241.10 (including service charge) per month
Rent Proposed by Applicant:	£277.79 (including service charge) per month
Rent Determined by Committee:	£275.00 (including service charge) per month
Members of the Committee:	Mr Graham Wilson (Chair) Mr Frank W J James FRICS Mr Robert G Martin
THE PREMISES:	These were as described in Form RAP5
CONDITION:	The Committee were unable to inspect the interior but the exterior and common parts were in good condition and well maintained. The garden was reasonably well maintained but a tree outside the property required pollarding
TENANT'S IMPROVEMENTS:	The Tenant had installed secondary glazing (but the property appeared already to have had the benefit of double-glazing)
LOCATION:	The property was in a modern housing estate convenient to schools and shops
SCARCITY:	Not applicable
THE LAW APPLIED:	See attached
OPEN MARKET RENT:	Taking into account evidence and Committee members' knowledge and experience, decided at £300.00 inclusive of services, for similar property in good condition with modern facilities, carpets, curtains and some white goods.
COMMITTEE'S CALCULATIONS:	Open market rent £300.00 Less global deduction for condition and lack of carpets, curtains and white goods etc £25.00 Open market for subject property £275.00

The service charges information provided by the Landlord seemed reasonable but there were no figures provided for preceding years

**THE RENT ACTS (MAXIMUM FAIR RENT)
ORDER 1999:**

Not applicable

DECISION: The Committee considered that the premises might reasonably be expected to be let on the open market for £275.00 per month and determined the rent accordingly.



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Graham Wilson
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.