

EASTERN RENT ASSESSMENT PANEL

STATEMENT OF REASONS FOR THE DECISION OF THE COMMITTEE WHICH MET ON 19th JULY 2004 TO DETERMINE A MARKET RENT IN RESPECT OF 1 STOCKINGS FARM COTTAGE, FALCUTT, BRACKLEY, NORTHAMPTONSHIRE NN13 5QY

File Reference No.: CAM/34UG/MNR/2004/0052

Landlord: Mr DK Duckworth
Landlord's Agent: Bidwells, 1 Cheyne Walk, Northampton NN1 5PT
Tenant: Mr N Steven-Astell
Existing Rent: £330.00 per calendar month
Rent Proposed by Landlords: £450.00 per calendar month
Rent Determined by Committee: £450.00 per calendar month

Members of the Committee: Mr JR Morris (Chairman)
Mr JR Humphrys FRICS
Mr PA Tunley

Clerk to the Committee: Ms J Zaman

The Property:

The property is a two storey detached house constructed of brick rendered to the first floor under a tile roof built circa 1936. The house comprises a hall with stairs rising to the first floor, two living rooms and a kitchen on the ground floor and three bedrooms and bathroom on the first floor. Space heating installed by the Tenant is by an electric storage heater in the hall and a Parkray solid fuel stove in one of the living rooms which also supplies five radiators to two bedrooms, the bathroom, the landing and a living room. There is an open fire in the other living room. Water heating is by an electric immersion heater, which was also installed by the Tenant. The property has mains electricity and water. Drainage is by septic tank. Outside there are grounds to all sides and a large garden to the rear. There is an attached brick outhouse and off road parking for several vehicles. The property is situated in a rural location about half a mile from the hamlet of Falcutt a mile from the village of Helmdon and 4 miles from Brackley. The property is let unfurnished.

Condition:

The Committee inspected the property in the presence of the Tenant and the Landlord's Agent. Externally the property is in fair to poor condition. The Landlord had fitted upvc double glazed windows throughout. Internally the kitchen was fitted and the bathroom had a modern suite although both were now somewhat dated. The Tenant had installed a shower over the bath and affixed additional tiles in both bathroom and kitchen. There was evidence of damp, which was likely to be due to condensation in the bathroom but possibly rising damp in the kitchen. The damp in the bedroom may be as a result of either penetrating or condensation due to the solid wall construction. No carpets curtains or white goods are provided.

Law:

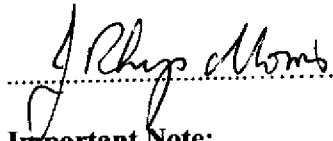
Sections 13 and 14 of the Housing Act 1988 apply.

Open Market Rent

The Landlord submitted rental values for two properties of very similar structure nearby which were let on Assured Shorthold Tenancies at a rent of £700.00 per calendar month. The Committee noted the comparables had been renovated having oil-fired central, the kitchens had been extended into the reconstructed attached outbuilding and the kitchens and bathrooms had been full modernised and re-fitted by the Landlord. The Committee accepted these comparables but assessing a market rent for the subject property took account of the property not having been refurbished. The Committee determined that the rent specified in the Landlord's Notice under section 13 of the Housing Act 1988 was a reasonable market rent for the subject property.

Market Rent for subject property £450.00 per calendar month

The Committee determined that in accordance with section 14 (1)(a) and (b) Housing Act 1988 the rent should commence from the beginning of the period of the Tenancy and having taken account of section 14 (7) Housing Act 1988, determined that the increased rent should take effect from the 1st August 2004.

 JR Morris, 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: The Committee inspected the subject property for the purposes of reaching this decision. The inspection was not a structural survey and any comments about the condition of the property in this Statement must not be relied upon as a guide to the structural or other condition of the property.