

EASTERN RENT ASSESSMENT PANEL

SUMMARY STATEMENT OF REASONS FOR THE DECISION OF THE COMMITTEE

WHICH MET ON 25 OCTOBER 2005 TO DETERMINE A MARKET RENT IN

RESPECT OF 98 CROMWELL ROAD, NEWBURY, BERKS, RG14 2HW

Landlord:	Sovereign Housing Association Ltd	
Tenant:	Mr RG Knox & Mrs DE Knox	
Rent at Date of Application:	£87.51 per week	
Rent Proposed by Landlord:	£92.83 per week	
Rent Determined by Committee:	£80.00 per week	
Members of the Committee:	Mrs T J Gordon	Chairman
	Mr R V Auger FRICS	Valuer
	Mr B Tyers	Lay Member

THE PREMISES

The Committee inspected the property in the presence of the Tenant.

CONDITION:

Good.

LOCATION:

Northern edge of the town, residential area, formerly a local authority property.

THE LAW APPLIED:

Housing Act 1988 section 13

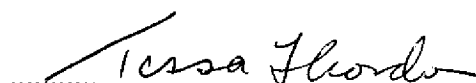
OPEN MARKET RENT:

Taking into account evidence and Committee members' knowledge and experience, decided at £125 per week for similar property in good condition with modern facilities, carpets, curtains and some white goods.

COMMITTEE'S CALCULATIONS:

Open market rent	£ 125 wk
less global deduction for lack of insulation & privacy and lack of carpets & curtains, white goods, & for terms	£ 45 wk
open market for subject property	£ 80 wk

DECISION: The new rent is **£80 per week**, exclusive of Rates and Council Tax, to commence from 12 September 2005.



Mrs T J Gordon
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.