

## **EASTERN RENT ASSESSMENT PANEL**

**Case number : CAM/33UC/MNR/2005/0084**

**HOUSING ACT 1988**



**SUMMARY STATEMENT OF REASONS for the decision of the Committee which met on Thursday 18<sup>th</sup> August 2005 to determine the open market rent in respect of :**

**17 Church Road, Postwick, Norwich, Norfolk NR13 5HN**

Landlord ..... PP & ED Walker  
Tenant ..... Mr PJ Pease  
Rent proposed by Applicant ..... £150.00 per week  
Rent determined by Committee ..... £105.00 per week

**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 semi-detached cottage built of brick and flint originally in the 17<sup>th</sup> century, later raised in height. Large main room has oak beams and inglenook fireplace with wood burner. Central heating by solid fuel boiler in kitchen. Bathroom and three bedrooms built into roof, with sloping ceilings, awkward access and very limited storage space. Wooden shed with electricity supply in large rear garden

**Condition** Reasonable decorative order, with some signs of damp to external walls in kitchen. Modern electrics. Loft insulation. Drainage to septic tank/cess pool in rear garden, which requires emptying every 3-4 weeks – a frequency suggesting a problem which requires urgent attention

**Tenants' improvements** None apparent, other than plastic tiling splash-back fitted to wall by shower

**Location** On semi-rural residential road on edge of village close to N & E Norwich junction of A47 Norwich southern by-pass. Nearest railway station at Brundall Gardens. All major shopping, schools and services in Norwich, 5 miles away

**Law applied** Housing Act 1988 ss.13 & 14

**Open market rent** Taking into account comparable evidence available & Committee members' knowledge and experience : £600 pcm for property in good condition & modern facilities

**Calculations**

OMV .....	£600.00 pcm
Less :	
Layout/design, cramped first floor, lack of storage .	£80.00 pcm
Excessive drainage cost & obligations .....	<u>£70.00 pcm</u>
Net market rent .....	£450.00 pcm
rounded to a weekly rent of .....	<b>£105.00 pwk</b>

**Decision** The decision of the Committee is that the market rent is £105.00 per week, with effect from the date in the notice of increase, viz 26<sup>th</sup> August 2005.

Signed .....  .....

Graham Sinclair - Chairman, for the Rent Assessment Committee

**Note :**

1. The Committee was particularly influenced by the expense incurred by the tenant in regularly emptying the septic tank/cess pool. Should the drainage be attended to and the cost to the tenant substantially reduced then (without in any way seeking to bind any future Rent Assessment Committee) this may greatly affect any future application for a rent increase.

2. 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.