

EASTERN RENT ASSESSMENT PANEL

STATEMENT OF REASONS FOR THE DECISION OF THE COMMITTEE WHICH MET ON 14th MARCH 2006 TO DETERMINE THE RENT PAYABLE IN RESPECT OF 19 LADY BETTY ROAD, NORWICH, NORFOLK NR1 2QU

File Reference No.:	CAM/33UG/MNR/2006/0004
Landlord:	Danriss Property Corporation plc. c/o Agent
Landlord's Agent	Castle Estates Relocation Services Ltd
Tenant	Mr G Morter
Existing rent	£400.00 per month
Rent proposed by Landlords	£550.00 per month
Rent Determined by Committee:	£500.00 per month
Members of the Committee:	Mr Adrian Jack (Chairman) Mr Edward Pennington FRICS Mr Roger Rehahn
Clerk to the Committee:	Miss Jen Peck

The Property:

1. The property is a three roomed ground floor flat with kitchen and bathroom/WC. Externally there is a garden and garage with additional space for off-street parking

Condition:

2. The Committee inspected the property in the presence of the Tenant. The condition is generally good. Save in the lounge (where there is secondary glazing to the original metal windows), the windows consist of fairly new PVC double glazing. The tenant has replaced the carpets throughout. In the kitchen the units are the landlord's but are old. The white goods and boiler are the tenant's, as is the central heating.

Law:

3. Attached to this Statement of Reasons is a resumé of the law applied by the Committee.

Open Market Rent

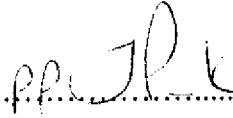
4. The landlord did not produce any comparables. The tenant produced the details of a neighbour who was paying £365 per month in rent for a bigger flat, but he was unable to produce a copy of the tenancy or any notices of rent increases. The neighbour had been in her flat longer than the tenant and it may be that she had the advantage of a fair rent under the Rent Act 1977. (Fair rents are lower because the open market rent is discounted to reflect scarcity.) In any event, the neighbour's landlord used also to be the tenant's landlord and it appears that he did not seek to obtain the full open market rent when he was entitled to do so.
5. The committee therefore used its own knowledge to determine the rent at which a similar property in good condition with central heating, modern kitchen and bathroom, carpets, curtains and white goods might be let on an Assured Shorthold Tenancy. The committee determined that the market rent for such a property should be £675.00 per month. The Committee considered that a global deduction of £175.00 should be made in respect of the subject property for the lack of a modern fitted kitchen and bathroom, and lack of any carpets or white goods and

the fact that the tenant installed the central heating. It should be noted that this figure cannot be a simple arithmetical calculation and is not based upon capital cost but is the committee's estimate of the amount by which the rent would have to be reduced to attract a tenant.

Committee's Calculations:

Open Market Rent:	£675.00 per month
Less global deduction	<u>£175.00 per month</u>
	£500.00 per month

RENT UNDER SECTION 14 OF THE HOUSING ACT 1988 = £500.00 per month



.....Adrian Jack, 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 form 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 of must not be relied upon as a guide to the structural or other condition of the property.