

EASTERN RENT ASSESSMENT PANEL

Case number : CAM/12UE/F77/2006/0031

RENT ACT 1977

SUMMARY STATEMENT OF REASONS for the decision of the Committee which met on Monday 22nd May 2006 to determine a Fair Rent in respect of :

7 Folly Close, Yaxley, Peterborough, Cambridgeshire PE7 3NH

Landlord	Caroline Group 1981 Pension Fund
Tenant	Mr J Dales
Rent proposed by Applicant	£103.85 per week
Rent determined by Rent Officer	£86.00 per week
Capped rent determined by Rent Officer	£69.00 per week
Rent determined by the Committee	£88.00 per week
Capped rent determined by the Committee	£69.50 per week

Members of the Committee

Mr G K Sinclair (chairman), Mr G J Dinwiddy FRICS (valuer)
& Mrs J de M Ambrose (lay member)

The Premises

The Committee inspected the subject property, a 2 bedroom brick & tiled semi-detached bungalow built in c. 1965. Though illuminated by a gable window and partly floored the attic is accessible only by loft ladder and is unsuitable for much beyond storage use. Gardens small to front and long and narrow to rear. On-street parking to front

Condition

Original single glazed windows and small, basic 1960s kitchen with awkward layout. Dated electrics with limited provision of sockets. Limited insulation. Reasonable decorative order throughout


Tenants' improvements

Provision of new porch door and fireplace in living room. Paid for provision of gas supply and share of installation costs for boiler and radiators

Location

On narrow residential road parallel to and set back from main A15 London Road through dormitory village of Yaxley, 3 miles south of Peterborough city centre. Shopping and all major services to be found in city. Easy access to A1(M) within 5 minutes drive

Scarcity	10%
Law applied	Rent Act 1977, s.70, as explained and clarified by the courts, ¹ and the Rent Acts (Maximum Fair Rent) Order 1999
Open market rent	Taking into account evidence & Committee members' knowledge & experience, decided at £.520.00 per calendar month for property in good condition & modern facilities, carpets, curtains, etc.
Calculations	<p>OMV £.....520.00 pcm</p> <p>Less :</p> <p>Condition : age/single glazing/dated electrics & insulation -£30.00 pcm</p> <p>Dated kitchen with awkward layout -£15.00 pcm</p> <p>Carpets & curtains -£20.00 pcm</p> <p>Tenant's improvements :</p> <p>a. gas supply & boiler -£20.00 pcm</p> <p>b. porch door & fireplace -£10.00 pcm</p> <p>Net OMV £425.00 pcm</p> <p>Less : Scarcity @ 10% -£42.50 pcm</p> <p>Net fair rent £382.50 pcm</p> <p>or (rounded) £88.00 pwk</p>
Rent capping	The Rent Acts (Maximum Fair Rent) Order 1999 applies to this property and the net rent assessed by the Committee is therefore capped at £69.50 per week
Decision	The fair rent to be registered with effect from 22 nd May 2006 is therefore £69.50 per week

Signed 

Graham Sinclair - Chairman, for the Rent Assessment Committee

Note :

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.

¹ *Curtis v London Rent Assessment Panel & others* [1997] 4 All ER 842(CA); *Queensway Housing Association Ltd v Chiltern, Thames and Eastern Rent Assessment Committee* (1998) 31 HLR 945; *Forebury Estates Ltd v Chiltern, Thames and Eastern Rent Assessment Panel*, *The Times*, 11th July 2000; *Spath Holme Ltd v North Western Rent Assessment Committee & Bigio* (QBD Admin Ct, 12th July 2001)