

## **EASTERN RENT ASSESSMENT PANEL**

### **SUMMARY STATEMENT OF REASONS FOR THE DECISION OF THE COMMITTEE WHICH MET ON 27 JULY 2004 TO DETERMINE A FAIR RENT IN RESPECT OF 4 COUNTESS CROSS COTTAGES, COLNE ENGAINE, COLCHESTER, ESSEX CO6 2HT**

Landlord	:	Sappa Limited
Tenant	:	Mr. R. Brooks
Rent at date of Application	:	Nil
Rent proposed by Landlord	:	£115.00 per week
Rent determined by Rent Officer	:	£75.50 per week
Rent determined by Committee	:	£85.00 per week

#### **MEMBERS OF THE COMMITTEE**

Mrs. Judith Lancaster B.A. Barrister-at-Law  
Mr. Edward A. Pennington FRICS  
Mrs. Alves JP

#### **THE PREMISES**

The Committee inspected the property in the presence of the Tenant and found it as described in the Rent Register.

The Committee noted the lack of a separate kitchen, there is a small kitchen area with limited fittings, and the bathroom is on the ground floor.

#### **CONDITION**

Generally satisfactory. The property was rewired approximately 10 years ago. There is evidence of damp/condensation on several walls.

#### **THE TENANT'S IMPROVEMENTS**

There were no Tenant's improvements of significance.

#### **LOCATION**

The property is situated in a rural location approximately 2 miles to the nearest shop/post office and 1 ½ mile to public transportation.

#### **SCARCITY**

Assessed at 12.5%

#### **THE LAW**

Attached to this Statement of Reasons is a resume of the law as applied by the Committee.

#### **OPEN MARKET RENT**

Taking into account evidence, decided at £600.00 per calendar month for similar property in good condition with modern facilities, carpets, curtains and some white goods.

## THE COMMITTEE'S CALCULATIONS

Open market rent	£600.00 pcm
Less deduction for layout, condition, lack of modern facilities, white goods etc	£180.00 pcm
Open market rent for subject property	£420.00 pcm
12.5% deduction for scarcity	£52.50 pcm
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	£367.50 pcm

This equates to **£85.00** per week

## THE RENT ACTS (MAXIMUM FAIR RENT) ORDER 1999

Does not apply in the case of a first registration.

### DECISION

The Committee determined a fair rent of £85.00 per week.



Mrs. Judith H. Lancaster  
**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 property. Such inspection is not a structural survey and only takes a few minutes. Any comments about the condition of the property 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 property