

EASTERN RENT ASSESSMENT PANEL

SUMMARY STATEMENT OF REASONS FOR THE DECISION OF THE COMMITTEE

WHICH MET ON 01 April 2005 TO DETERMINE A MARKET RENT IN

RESPECT OF 42 Erleigh Road, Reading, RG1 5NA

Landlord:	Mr M Gulfraz	
Tenant:	Mr E Jones	
Rent at Date of Application:	£215.80 per cm	
Rent Proposed by Landlord:	£75.00 per week	
Rent Determined by Committee:	£56.00 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 and Landlord.

CONDITION:

Poor

TENANT'S IMPROVEMENTS:

None

LOCATION:

Half a mile from the town centre of Reading

THE LAW APPLIED:

Housing Act 1988 section 13

OPEN MARKET RENT:

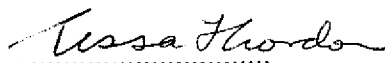
Taking into account evidence and Committee members' knowledge and experience, decided at £ 70.00 per week for similar property in good condition with modern facilities, carpets, curtains and some white goods.

COMMITTEE'S CALCULATIONS:

Open market rent	£	70.00
less global deduction for condition and		
lack of modern facilities, white goods etc	£	14.00
open market for subject property	£	56.00

DECISION:

£56 per week including water rates & utility bills.



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.
