

EASTERN RENT ASSESSMENT PANEL

STATEMENT OF REASONS FOR THE DECISION OF THE COMMITTEE WHICH MET ON 28th APRIL 2006 TO DETERMINE A MARKET RENT IN RESPECT OF 16 FIR ROAD, KETTERING, NORTHAMPTONSHIRE NN16 0HF

File Reference No.: CAM/34UE/MNR/2006/0020

Landlords: Home Group Limited, Ridely House, Regent Centre,
Gosforth, Newcastle Upon Tyne NE3 3JE

Tenant: Mrs D Sowe

Rent at date of Application: £59.49 per week

Rent Proposed by Landlord: £63.39 per week

Rent Determined by Committee: £75.00 per week

Members of the Committee: Mr JR Morris (Chairman)
Mr JB Shrive FRICS FAAV
Mrs J De M Ambrose

Clerk to the Committee: Mr J Childe

The Tenancy:

The tenancy appears to be a contractual Assured non-shorthold periodic tenancy, which commenced on 3rd April 2005. As an Assured Tenancy, not being for a fixed period of 7 years or more, s11 of the Landlord and Tenant Act 1985 applies in respect of the Landlord's liability for repairs. A copy of the Agreement was provided under which the Landlord is responsible for the structure, exterior and installations and the Tenant is responsible for interior decoration.

Application:

The Landlord by a notice in the prescribed form dated 27th February 2006 proposed a new rent of £63.39 per week to commence on the 3rd April 2006. On the 13th March 2006 the Tenant applied to the Rent Assessment Panel.

The Property:

The Property is a two bedroom semi-detached house constructed of brick under a tile roof probably built in circa 1950. The Property comprises a hall, from which rises the stairs to the first floor, a living room, and kitchen off which is a w.c. on the ground floor and bathroom and two bedrooms on the first floor. Outside there are gardens to front and rear. The property has mains electricity, gas, water and drainage. Space heating and water heating is by a gas fired central heating system. The Property is let unfurnished. The property is situated in close proximity to local shopping, schools and bus services.

The Condition

The Committee inspected the Property in the presence of the Tenant. Externally the Property is in fair condition. There are upvc double glazed windows. Internally the kitchen and bathroom are modern. Tenant has fitted 7 new internal doors and a back door, re-plastered two of the rooms and erected new boundary fencing. It was noted that the kitchen ceiling had not been made good following damage caused by a leaking pipe. Carpets, curtains and white goods are not provided. There is no off road parking.

Law:

Sections 13 and 14 of the Housing Act 1988 apply

Open Market Rent:

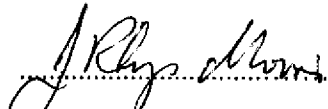
Neither party submitted evidence of rents of comparable properties. Therefore the Committee using the experience of its members determined that the open market rent for the subject property in good condition, with central heating, double-glazing, modern kitchen and bathroom, and with carpets

curtains and white goods to be £100.00 per week. However the Committee made a global deduction of £25.00 per week to take account of the lack of carpets, curtains and white goods and the repair work carried out by the Tenant in particular the plasterwork, fitting of the new doors and erecting a boundary fence. It should be noted that this figure cannot be a simple arithmetical calculation and is not based specifically 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.

Market Rent for subject property

£75.00 per week

The Committee determined that in accordance with section 14 (1)(a) and (b) Housing Act 1988 the rent should commence from the beginning of the period of the Tenancy and having taken account of section 14 (7) Housing Act 1988, determined that the increased rent should take effect from the 3rd April 2006.

 JR Morris, 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 must not be relied upon as a guide to the structural or other condition of the property.