

EASTERN RENT ASSESSMENT PANEL

SUMMARY STATEMENT OF REASONS FOR THE DECISION OF THE COMMITTEE WHICH MET ON 3 November 2004 TO DETERMINE A FAIR RENT IN RESPECT OF 2 LW COTTAGES, TANNERY ROAD, COMBS, NEAR STOWEMARKET, SUFFOLK, IP14 2EL

Landlord	:	Battersea F/h & L/h Property Co. Ltd.
Tenant	:	Mr. V. Hammond
Rent at date of Application	:	£61.00 per week
Rent proposed by Landlord	:	£92.00 per week
Rent determined by Rent Officer	:	£67.50 per week (uncapped £70.00 per week)
Rent determined by Committee	:	£68.00 per week (uncapped £70.00 per week)

MEMBERS OF THE COMMITTEE

Mrs. Judith Lancaster
Mr. Edward A. Pennington FRICS
Mr. Donald Wilson

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 that there was no central heating, carpets, curtains or white goods provided by the Landlord.

CONDITION

The property appears to suffer an inherent penetrative, damp problem within the main structural walls. There appears to be no damp proof course and there is significant evidence of damp throughout the property. The bathroom fittings are old and not in good condition.

THE TENANT'S IMPROVEMENTS

The Tenant has replaced most of the kitchen units except the sink unit which is nearly 30 years old now.

LOCATION

In a rural position approximately 1.5 miles from the nearest shop/Post Office and regular bus service.

SCARCITY

Assessed at 10%

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 and Committee members' knowledge and experience, decided at £525.00 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	£525.00 pcm
less global deduction for condition and lack of modern facilities, white goods etc	£190.00 pcm
open market rent for subject property	£335.00 pcm
10% deduction for scarcity	£33.50 pcm
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	£301.50 pcm
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This equates to	£70.00 pwk

THE RENT ACTS (MAXIMUM FAIR RENT) ORDER 1999

The 'capped' rent calculated in accordance with the formula set out in the Order is £68.00 per week.

DECISION

As the 'capped' rent is less than the Committee's decision the fair rent is the amount capped by the Order.



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