

EASTERN RENT ASSESSMENT PANEL

Case number : CAM/00JA/F77/2006/0029

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 :

33 Maffit Road, Ailsworth, Peterborough, Cambridgeshire PE5 7AG

Landlord	Mr C Harrison-Smith
Tenant	Mrs I M Butler
Rent proposed by Applicant Tenant #	£250.00 per cal mth
Rent determined by Rent Officer	£325.00 per cal mth
Rent determined by the Committee	£425.00 per cal mth

The rent first proposed by the Landlord was £450.00 per cal mth, later reduced to £425.00

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 3 bedroom brick & tiled semi-detached house built in c.1960. Living room to front and large kitchen/diner to rear. Solid fuel C/H. Outside WC and outhouse now incorporated within main building by small, awkward rear porch with 4 opening doors. Large garden to both front and rear. Garage, shed and space for parking within site. Landlord's very recent improvements include double glazing throughout, repairs and decoration to fascias, bargeboards & guttering

Condition

Dated kitchen, with solid-fuel boiler, & electrics. Limited insulation. Hole in asbestos roof to downstairs WC causing draught and water ingress to WC & kitchen, lifting kitchen flooring. Otherwise in reasonable decorative order throughout. Radiators in all rooms save bedroom 1 (at tenant's request)

Tenants' improvements

All units, fluorescent strip light & 4 more electric sockets in kitchen, additional sockets to all other rooms; tiling & over-bath shower unit; loft insulation (not to current standards)

Location	Immediately next to former farm buildings of black corrugated iron behind high gates and close-boarded fence on otherwise residential road on semi-rural western edge of attractive dormitory village of Ailsworth, 4 miles west of Peterborough city centre. Primary school and local shop in village. Good bus service to city, where shopping and all major services may be found. Easy access to A47 & A1 within a few minutes drive
Scarcity	Nil for family housing of this type
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 £.575.00 per calendar month for property in good condition & modern facilities, carpets, curtains, etc.
Calculations	OMV £.....575.00 pcm Less : Location : (large buildings conveying semi-industrial appearance next door) -£25.00 pcm Dated kitchen -£40.00 pcm Solid fuel C/H -£20.00 pcm Disrepair (hole in WC roof) -£10.00 pcm Carpets & curtains -£25.00 pcm Tenant's improvements : a. electrics -£20.00 pcm b. shower -£10.00 pcm Net fair rent £425.00 pcm
Rent capping	The Rent Acts (Maximum Fair Rent) Order 1999 does not apply to this property as this is the first registration of rent
Decision	The fair rent to be registered with effect from 22 nd May 2006 is therefore £425.00 per calendar month

Signed 

Graham Sinclair - Chairman, for the Rent Assessment Committee

<PTO>

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)

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.