

## **EASTERN RENT ASSESSMENT PANEL**

### **STATEMENT OF REASONS FOR THE DECISION OF THE COMMITTEE WHICH MET ON 10<sup>th</sup> MARCH 2004 TO MAKE DETERMINE PURSUANT TO SECTION 22 OF THE HOUSING ACT 1988 IN RESPECT OF 13 MALLARD CLOSE, WEST HUNSBURY, NORTHAMPTON, NN4 9UR**

File Reference No.: CAM/34UF/MDR/2004/0001

Landlord: Property Power Ltd  
Tenant: Mr D Bryan  
Existing Rent: £485.00 per calendar month  
Determination by the Committee: £450.00 per calendar month

Members of the Committee: Mr JR Morris (Chairman)  
Mr GRC Petty FRICS  
Mrs J de M Ambrose

Clerk to the Committee: Mr J Childe

#### **THE PREMISES**

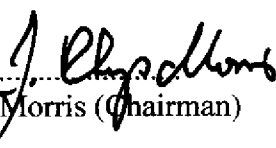
The subject property was a modern two storey semi-detached house built of brick under a tile roof. The property comprises an entrance hall, living room and fitted kitchen on the ground floor with two bedrooms and a bathroom and wc on the first floor. Outside there is a small garden to the front and a larger garden to the rear. The property has mains electricity, gas, water and drainage. Space is by tenant's appliances and water heating by electric immersion heater.

#### **THE TENANCY**

The subject Tenancy commenced as a contractual Assured Shorthold Tenancy on the 17<sup>th</sup> January 2004 for a term of 6 months.

#### **THE DECISION**

- a) The Committee considered that there were sufficient numbers of similar dwelling houses in the locality let on assured tenancies to make a determination.
- b) The Committee also considered that, having regard to the level of rents payable under the tenancies in the locality, the rent payable under the assured shorthold in question is significantly higher than the rent which the landlord might reasonably be expected to be able to obtain under the tenancy.
- c) The Committee determined that the rent that the landlord might reasonably be expected to be able to obtain under an assured Shorthold tenancy for the subject property was £450.00 per calendar month.
- d) This determination is to take effect as from the 23<sup>rd</sup> January 2004

Signed.....  
John K 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 of Reasons must not be relied rely upon as a guide to the structural condition of the property.