

EASTERN RENT ASSESSMENT PANEL

STATEMENT OF REASONS FOR THE DECISION OF THE COMMITTEE WHICH MET ON 29th APRIL 2005 TO DETERMINE A MARKET RENT IN RESPECT OF 3 VICARAGE COURT, VICARAGE ROAD OXFORD, OXFORDSHIRE OX1 4RZ

File Reference No.: CAM/38UC/MNR/2005/0018

Landlord: Anchor Trust, Milestone Place, 100 Bolton Road, Bradford BD1 4DH

Tenant: Miss E Howe

Rent Proposed by Landlord: £392.24 per calendar month

Rent Determined by Committee: £392.24 per calendar month

Members of the Committee: Mr JR Morris (Chairman)
Miss M Krisko BSc (Est Man), BA, FRICS
Mrs J De M Ambrose

Clerk to the Committee: Mr J Childe & Miss J Peck LLB

The Tenancy:

The tenancy appears to be a contractual monthly Assured Tenancy that commenced on 20th December 2003.

The Application:

The Landlord by a notice in the prescribed form dated 16th February 2005 proposed a new basic rent of £219.75 per calendar month together with a Service Charge of £118.92, Support Charge of £32.72, Heating and Hot Water of £12.27 and Water Charge of £8.58 being a total amount of £392.24. The new rent and charges were to be effective from the 1st April 2005. The tenant made an Application to the Rent Assessment Committee on the 2nd March 2005.

The Property:

The Property is in a two-storey modern purpose built block of self-contained studio flats of brick under a tile roof. There is a door entry system. The common hallway is carpeted and decorated. The Property is a ground floor studio flat comprising a hallway with two store cupboards (one large), a bathroom, a kitchen and a room with living area and bedroom area. The Property has heating and hot water, which is provided centrally. There is a common room with kitchen, guest room and laundry. There are communal gardens and a car park for about 8 cars. A warden service is provided. The property is situated about a mile and a half from Oxford City Centre.

The Condition

The Committee inspected the Property in the presence of the Manager/warden. The Property is in good condition both externally and internally. The bathroom is modern and the kitchen is fitted although a little dated. The gardens are well maintained. The Landlord supplies a cooker, fridge and carpets.

Law:

Sections 13 and 14 of the Housing Act 1988 apply

Open Market Rent:

Neither party submitted evidence of rent for comparable properties. The Committee accepted the assessment of service charge, Support Charge, charge for heating and hot water and water charge submitted by the Landlord. The Committee using the knowledge and experience of its members considered that a rent for the subject property in present condition would be £395 per calendar month. The Committee therefore made a deduction £2.75 per calendar month for the dated kitchen. It should

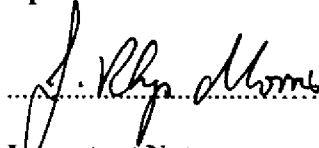
be noted that this figure cannot be a simple arithmetical calculation and is not based specifically upon capital cost but is the Committee's estimate of the amount by which the rent would have to be reduced to attract a tenant. The Committee accepted the

Committee's Calculations:

Market rent	£395.00
Less services Support Charge water and heating	<u>£172.49</u>
	£222.51
Less deduction for dated kitchen	<u>£ 2.75</u>
	£219.76
Basic Rent say	£219.75 per calendar month
Services	£118.92
Support Charge	£ 32.72
Water	£ 12.27
Heating	<u>£ 8.58</u>
	£392.24

Market Rent for subject property **£392.24 per calendar month**

The Committee determined that in accordance with section 14 (1)(a) and (b) Housing Act 1977 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 1st April 2005.



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