

**EASTERN RENT ASSESSMENT PANEL**

**Summary Statement Of Reasons for the decision of the Committee  
which met on 17 February 2003 to determine a Rent under the Housing Act 1988 in  
respect of Sunnyside, The Street, Billingford, Dereham NR20 4LD**

**Landlord:** Mrs V J Skinn  
**Tenant:** Mrs B Jones  
**Rent at Date of Application:** £300.00 per calendar month  
**Rent Proposed by Landlord :** £450.00 per calendar month  
**Rent Determined by Committee:** £335.00 per calendar month

<b>Members of the Committee:</b>	Mrs J H Lancaster	Chairman
	Mr W Tawn FRICS FBEng FNAEA	Valuer
	Mr P Tunley	Lay Member

**THE PREMISES:** The Committee inspected the premises in the presence of the Tenant and Landlord. The subject property is a detached bungalow approximately 40 years old built of brick and tile. There is a garden all around the property, a garage, and a shed which belongs to the Tenant. There is parking to the rear of the property. Drainage is via a cesspit (Tenant pays to empty). No mains gas.

**ACCOMODATION:** Hall, kitchen, utility room, sitting room, bath/WC. 2 bed rooms- 1 double and 1 single. 3 night storage heaters (Landlord) and additional panel heaters and gas fire in living room (Tenant). Carpets and curtains provided by landlord. Hot water via immersion heater. Hot water via immersion heater.

**CONDITION:**

**EXTERNAL:** Paintwork poor at rear. Garage doors in need of repair.

**INTERNAL:** Carpets provided in poor condition-replaced by Tenant. No. kitchen units/white goods provided.

**TENANT'S IMPROVEMENTS:** Kitchen/utility-modern fitted units, including hob and oven, and power points. Plumbing for washing machine. Also gas fire and additional panel heaters.

**LOCATION:** In centre of village.

**THE LAW APPLIED:** Housing Act 1988 as amended- Section 14

**OPEN MARKET RENT:** Taking into account evidence and Committee members' knowledge and experience, decided at £400 pcm for similar property in good condition with modern facilities, carpets, curtains and some white goods.

<b>COMMITTEE'S CALCULATIONS:</b>	Open market rent	£400.00pcm
	less global deduction for condition and	
	lack of modern facilities, white goods etc	<u>£65.00pcm</u>
	Open market for subject property	£335.00pcm

**DECISION:** The Committee therefore determined a rent of £335.00 pcm.



**Mrs J 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 properties. Such inspection is not a structural survey and only takes a few minutes. Any comments about the condition of the properties 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 properties.