

**EASTERN RENT ASSESSMENT PANEL**

**Summary Statement Of Reasons for the decision of the Committee  
which met on 27 June 2003 to determine a Fair Rent  
in respect of 3 Sherlock Court, Sherlock Road, Cambridge CB3 0JB**

**Landlord:** Mr G Burkill & Mr A Volkenborn

**Tenant:** Mrs D Hurst & Miss M Hurst

**Rent at Date of Application:** £480.00 per calendar month ( Services less than 5%)

**Rent Proposed by Applicant:** £550.00 per calendar month (inc £492.79 per annum services)

**Rent Determined by Rent Officer:** £495.00 per Calendar month (inc £40.00pcm Services)

**Rent Determined by Committee:** £495.00 per Calendar month (no sum for Service Charge)

<b>Members of the Committee:</b>	Mrs J H Lancaster	Chairman
	Mr G J Dinwiddy FRICS	Valuer
	Mr P A Tunley	Lay Member

**THE PREMISES** The Committee inspected the property in the presence of the Tenant and found it as described in the Rent Register.

**CONDITION:**

- Kitchen and bathroom fittings dated
- Tenant has problems with central heating. 2 Radiators not working- boiler noisy-hot water takes some time to heat.
- Extractor fan in bathroom not working.
- Some evidence of damp.
- Crack in sitting room ceiling.
- Tenant said communal doors noisy.
- Tenant said bedrooms noisy due to parking area below.
- Basic carpets and curtains provided by Landlord at beginning of Tenancy – not renewed since (1979).

**TENANT'S IMPROVEMENTS:** Lino floor in bathroom.

**LOCATION:** Approximately 2 miles from city centre in area of residential properties.

**SCARCITY:** Assessed at 15%.

**THE LAW APPLIED:** As attached.

**OPEN MARKET RENT:** Taking into account the Committee members' knowledge and experience, decided at £675.00 pcm for similar property in good condition with modern facilities, carpets, curtains and some white goods.

<b>COMMITTEE'S CALCULATIONS:</b>	Open market rent	£675.00pcm
	less global deduction for condition and	
	lack of modern facilities, white goods etc	<u>£90.00pcm</u>
	Open market for subject property	£585.00pcm
	% deduction for scarcity	<u>£88.00pcm</u>
		£497.00pcm

The Committee therefore determined a Fair Rent of £495.00 per calendar month.

**THE RENT ACTS (MAXIMUM FAIR RENT) ORDER 1999:** The 'capped' rent calculated in accordance with the formula set out in the order is £523.50.

**DECISION:** The Committee's decision stands as the fair rent is less than the amount 'capped' by the order.  
Having read the terms of the Tenancy Agreement between the Landlord and Tenant and the Head Lease attached thereto the Committee found no evidence of a legal obligation for the Tenant to pay a Service Charge.



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**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.