

EASTERN RENT ASSESSMENT PANEL

SUMMARY STATEMENT OF REASONS FOR THE DECISION OF THE COMMITTEE

WHICH MET ON 13 January 2005 TO DETERMINE A FAIR RENT IN

RESPECT OF Square Cottage, 10 Wycombe Road, Great Missenden, Bucks HP16 0PW

Landlord:	South London Freeholds Ltd
Tenant:	Mr D Pearl
Rent at Date of Application:	£368.00 per cal month
Rent Proposed by Applicant:	£552.00 per cal month
Rent Determined by Rent Officer:	£406.50 per cal month
Rent Determined by Committee:	£408.50 per cal month
Members of the Committee:	Mrs T J Gordon Chairman Miss M Krisko BSc (EST MAN) FRICS Valuer Mr Barry Tyers Lay Member

THE PREMISES

The Committee inspected the property in the presence of the Tenant and found it as described in the Rent Register, save that there is only part central heating, and the bathroom and wc are separate.

CONDITION:

Fair.

TENANT'S IMPROVEMENTS:

include improvements to kitchen and bathroom, front porch and rear lean-to.

LOCATION:

Location on a busy road in Prestwood, opposite shops.

SCARCITY:

Assessed at approximately 10 %

THE LAW APPLIED:

See attached

OPEN MARKET RENT:

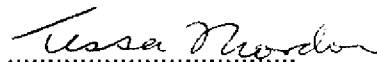
Taking into account evidence and Committee members' knowledge and experience, decided at £ 800 per cal month for similar property in good condition with modern facilities, carpets, curtains and some white goods.

COMMITTEE'S CALCULATIONS:

Open market rent	£ 800.00
less global deduction for condition and lack of modern facilities, white goods etc	£ 280.00
open market for subject property	£ 520.00
less scarcity 10%	£ 52.00
	£ 468.00 pcm

DECISION:

The rent is capped, and accordingly determined at **£408.50 per cal month**, exclusive of rates and council tax.



Mrs T J Gordon
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.