

**Eastern Rent Assessment Panel**

Great Eastern House Tenison Road Cambridge CB1 2TR  
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**Residential  
Property**  
TRIBUNAL SERVICE

**SUMMARY STATEMENT OF REASONS FOR THE DECISION OF THE  
COMMITTEE WHICH MET ON 17 JUNE 2005 TO DETERMINE A RENT  
UNDER THE HOUSING ACT 1988, SECTION 14 IN RESPECT OF 57  
HIGH STREET, COLNEY HEATH, HERTFORDSHIRE, AL4 0NS**

Landlord	:	Colney Heath Estates
Tenant	:	Ms. Geraldine Savage
Rent at date of Application	:	£230.00 pcm
Rent proposed by Landlord	:	£625.00 pcm
Rent determined by Committee	:	£450.00 pcm

**MEMBERS OF THE COMMITTEE**

Mrs. Tessa J Gordon (Chairman)  
Miss. Marina Krisko BSc (EST MAN) FRICS  
Mr. Barry Tyers

**THE PREMISES**

57 High Street, Colney Heath, Hertfordshire, AL4 0NS

**CONDITION**

Fair, in need of upgrading internally, and repair externally.

**THE TENANT'S IMPROVEMENTS**

Shower, tiling in bathroom, worktop in kitchen, outside security light, tap & shed.

**LOCATION**

Semi rural, with few local facilities.

**THE LAW**

Housing Act 1988, Section 13 (as amended)

**OPEN MARKET RENT**

Taking into account evidence and Committee members knowledge and experience, decided at £600.00 pcm for similar property in good condition with modern facilities, carpets and curtains.

## THE COMMITTEE'S CALCULATIONS

Open market rent	£600.00 pcm
Less global deduction for condition, lack of modern facilities and lack of repair.	£150.00 pcm
Open market rent for subject property	£450.00 pcm
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	£450.00pcm
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## DECISION

The Committee accordingly determined a rent of £450.00 pcm exclusive of Rates and Council Tax, to commence on 1 July 2005.

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