

## **EASTERN RENT ASSESSMENT PANEL**


### **SUMMARY STATEMENT OF REASONS FOR THE DECISION OF THE COMMITTEE WHICH MET ON 29 SEPTEMBER 2003 TO DETERMINE AN OPEN MARKET RENT IN RESPECT OF LODGE FARM COTTAGE, 9 NORWICH ROAD, SALHOUSE, NORWICH**

<b>Landlord:</b>	J Cator 1984 Settlement
<b>Tenant:</b>	Mr M F Evans
<b>Rent at Date of Application:</b>	£360.00 pcm
<b>Rent Proposed by Landlord:</b>	£450.00 pcm
<b>Rent Determined by the Committee:</b>	£410.00 pcm from 19 August 2003
<b>Members of the Committee:</b>	Mr V C Raywood (Chair) Mr J B Shrive FRICS FAAV Mr R S Rehahn

<b>THE PREMISES:</b>	A single storey victorian gothic lodge with later alterations and modernisation.
<b>CONDITION:</b>	Fair.
<b>TENANT'S IMPROVEMENTS</b>	An electric shower unit.
<b>LOCATION:</b>	In the village of Salhouse.
<b>OPEN MARKET RENT:</b>	Taking into account the Committee members' knowledge and experience decided at £475 per calendar month for similar property in good condition with modern facilities, carpets, curtains and some white goods.

<b>COMMITTEE'S CALCULATIONS:</b>	Open market rent	475.00 pcm
	Less global deduction for no curtains, lack of insulation, and passing traffic	<u>65.00</u>
	Open market rent for subject property	410.00

**DECISION:** £410.00 per calendar month from 19 August 2003.

  
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**V C Raywood**  
**Chairman**

**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 receipt of this document. The papers will then be returned to the Chair for such detailed reasons to be prepared.