

## **EASTERN RENT ASSESSMENT PANEL**

### **SUMMARY STATEMENT OF REASONS FOR THE DECISION OF THE COMMITTEE WHICH MET ON 27 OCTOBER 2004 TO DETERMINE A FAIR RENT IN RESPECT OF 14 LATIMER HOUSE, LLEWELLYN CLOSE, SPRINGFIELD, CHELMSFORD, ESSEX CM1 7PN**

Landlord	:	Shaftesbury Housing Group
Tenant	:	Mrs. B. Bednarik
Rent at date of Application	:	£78.00 per week (£24.38 Services Included)
Rent proposed by Landlord	:	£91.79 per week (£31.39 Services Included)
Rent determined by Rent Officer	:	£87.50 per week (£29.54 Services Included)
Rent determined by Committee	:	£87.50 per week (£31.39 Services Included)

### **MEMBERS OF THE COMMITTEE**

Mrs. Judith Lancaster B.A. Barrister-at-Law  
Mr. John B. Shrive FRICS FAAV  
Mr. Robert D. Eschle JP

### **THE PREMISES**

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

The Committee noted that no carpets curtains, or white goods had been provided by the Landlord.

### **CONDITION**

Generally good but evidence of plaster cracking throughout.

### **THE TENANT'S IMPROVEMENTS**

None of significance.

### **LOCATION**

Approximately half a mile from the town centre.

### **SCARCITY**

Assessed at 15%.

### **THE LAW**

Attached to this Statement of Reasons is a resume of the law as applied by the Committee.

### **OPEN MARKET RENT**

Taking into account evidence and Committee members' knowledge and experience, decided at £435.00 per calendar month for similar property in good condition with modern facilities, carpets, curtains and some white goods, but without services provided.

## THE COMMITTEE'S CALCULATIONS

Open market rent	£435.00 pcm
less global deduction for carpets, curtains and white goods etc	£30.00 pcm
open market rent for subject property	£405.00 pcm
15% deduction for scarcity	£61.00 pcm
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	£344.00 pcm
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This equates to £80.00 pwk	

The Committee agreed that the service charge proposed by the Landlord, £31.39 per week, including £1.85 per week for measured water supply, was reasonable. The Committee therefore determined a fair rent of £111.39 per week.

## THE RENT ACTS (MAXIMUM FAIR RENT) ORDER 1999

The 'capped' rent calculated in accordance with the formula set out in the Order is £87.50 including the service charge.

## DECISION

As the 'capped' rent is less than the Committee's decision the fair rent is the amount 'capped' by the order.



Mrs. Judith 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 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