

## **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 FLAT 4, 1 THE CONGE, GREAT YARMOUTH, NORFOLK**

<b>Landlord:</b>	National Westminster Bank
<b>Tenant:</b>	Mr David Bravery
<b>Rent at Date of Application:</b>	£240.00 pcm
<b>Rent Proposed by Landlord:</b>	£260.00 pcm from 1 October 2003
<b>Rent Determined by the Committee:</b>	£235.00 pcm
<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>	Second floor bedsit with bathroom and very small kitchen in a purpose built block, about 40 years old in a central location.
<b>CONDITION:</b>	Consistent with its age, although common staircase is dirty.
<b>TENANT'S IMPROVEMENTS</b>	None.
<b>LOCATION:</b>	In the centre of Great Yarmouth with all amenities nearby.
<b>OPEN MARKET RENT:</b>	Taking into account the evidence and Committee members' knowledge and experience decided at £300 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	300.00 pcm
	Less global deduction for curtains, dirty commercial entrance hall and staircase and excessive noise in the evenings and early mornings from neighbouring properties and continuous traffic noise. No double glazing to reduce noise	<u>65.00</u>
	Open market rent for subject property	235.00

**DECISION:** £235.00 per calendar month from 1 October 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.