

EASTERN RENT ASSESSMENT PANEL

SUMMARY STATEMENT OF REASONS FOR THE DECISION OF THE COMMITTEE

WHICH MET ON FRIDAY 26 AUGUST 2005 TO DETERMINE A FAIR RENT IN

RESPECT OF 18 WESTLAND ROAD, FARRINGDON, OXON, SN7 7EY

Landlord:	Mrs D S Curdy	
Tenant:	Mr M B Townsend	
Rent at Date of Application:	£367.00 per cal month	
Rent Proposed by Landlord:	£400.00 per cal month	
Rent Determined by Rent Officer:	423.00 per cal month	
Rent Determined by Committee:	424.50 per cal month	
Members of the Committee:	Mrs Tessa J Gordon	Chairman
	Mr Robin V N Auger FRICS	Valuer
	Mr Mohammed Z Bhatti	Lay Member

THE PREMISES

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

CONDITION:

Fair.

TENANT'S IMPROVEMENTS:

Include improvements to bathroom (now a shower room), kitchen, construction of sunroom, & works to downstairs cloakroom.

LOCATION:

Edge of town, backing open countryside.

SCARCITY:

Assessed at 10 %

THE LAW APPLIED:

See attached

OPEN MARKET RENT:

Taking into account evidence and Committee members' knowledge and experience, decided at £ 900.00 per cal month for similar property in good condition with modern facilities, carpets, curtains and some white goods.

COMMITTEE'S CALCULATIONS:

Open market rent	£ 900.00
less global deduction for condition and	
lack of modern facilities, white goods etc	<u>£ 360.00</u>
open market for subject property	£ 540.00
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10% deduction for scarcity	£ 54.00
	= £ 486.00

THE RENT ACTS (MAXIMUM FAIR RENT) ORDER 1999: The 'capped' rent calculated in accordance with formula Set out in the Order is £424.50 per cal month.

DECISION:

The Fair Rent is £ 424.50 per calendar month exclusive of rates & council tax.



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 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.