

## **EASTERN RENT ASSESSMENT PANEL**

### **SUMMARY STATEMENT OF REASONS FOR THE DECISION OF THE COMMITTEE WHICH MET ON 15th JUNE 2004 TO DETERMINE AN OPEN MARKET RENT IN RESPECT OF 32 ADELAIDE STREET PARKESTON HARWICH ESSEX CO12 4PL**

Landlords	:	Mr V and Mrs S Doige
Tenants	:	Ms T Shaw
Rent at Date of Application	:	£395 per calendar month
Rent proposed by Landlord	:	£500 per calendar month
<b>MEMBERS OF THE COMMITTEE</b>	:	Mr. D.T. Robertson (Chair) Mr. R. Marshall FRICS FAAV Mr. R D Eschle J.P
<b>THE PROPERTY</b>	:	The Committee inspected the property in the presence of the Tenant it being as described in Section 3 of the Tenants' application.
<b>CONDITION AND IMPROVEMENTS:</b>		Generally the condition is fair, and the Committee noted in particular:- (A) Double Glazing provided recently by the Landlords. (B) Some Flooring provided by the Tenant and some re-tiling work. (C) Parts of the flooring and the stairs appear to be weak, and could be dangerous.
<b>LOCATION</b>	:	Primarily a residential area, with the property being close to most amenities. It is near the port area of Parkeston and Harwich.
<b>RENT ASSESSMENT</b>	:	From the Committee members' knowledge and experience they decided that the rent would be £500 per

calendar month that for a similar property in good condition with all modern facilities being provided by the Landlord.


**COMMITTEE'S CALCULATIONS :**

Open market rent for similar property taking into account Landlords improvement in providing double glazing: £500 pcm  
Less global deduction for condition, lack of modern facilities and Tenant's improvements: £75 pcm

**DECISION OF COMMITTEE :**

Open market rent for this property: £425 pcm

This rent will take effect as from the 27th May 2004. The Committee considered the Tenant's representation as regards hardship. The Committee was satisfied that no undue hardship would be caused if the rent were to take effect as from the 27th May 2004.

  
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Mr. D.T. Robertson (Chair)

**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.