

## **EASTERN RENT ASSESSMENT PANEL**

### **SUMMARY STATEMENT OF REASONS FOR THE DECISION OF THE COMMITTEE**

**WHICH MET ON 11AUGUST 2006 TO DETERMINE A MARKET RENT IN**

**RESPECT OF BASIL CORNER, CHURCH LANE, LOWER BASILDON, READING, BERKSHIRE,  
RG8 9NL**

**REF: CAM/00MB/MNR/2006/0046**

<b>Landlord:</b>	<b>The Child Beale Trust</b>	
<b>Tenant:</b>	<b>Mr Clive Cardwell-Hill</b>	
<b>Rent at Date of Application:</b>	<b>£540 per Cal month</b>	
<b>Rent Proposed by Landlord:</b>	<b>£900 per Cal month</b>	
<b>Rent Determined by Committee:</b>	<b>£650 per Cal month</b>	
<b>Members of the Committee:</b>	<b>Mrs M Auld LLB</b>	<b>Chairman</b>
	<b>Mrs Sarah Redmond BSc ECON MRICS</b>	<b>Valuer</b>
	<b>Mr Adarsh K Kapur</b>	<b>Lay Member</b>

#### **THE PREMISES**

The Committee inspected the property in the presence of the Tenant and the Landlord's representative. It is a two-storey detached house constructed of brick under a pitched tiled roof. It comprises a hall with stairs rising to the first floor, a living room and kitchen and bathroom on the ground floor and three bedrooms, one of which has a WC and wash basin on the first floor. Outside there is a garden surrounding the property and a garage. The property is let unfurnished.

#### **CONDITION:**

Recent works carried out include the following:- the windows had been fully replaced with PVCu framed double glazed units; land drains had been renewed and the septic tank upgraded. The rainwater goods to the house (excluding the shed) had been cleared. The garage is in poor condition.

Internally the kitchen and bathroom are basic and dated. The Landlord has fitted an extractor fan in the bathroom and an additional fan in the kitchen together with some tiling around the WC in the bathroom. A wash hand basin in the WC cubicle in bedroom 2 had also been fitted by the Landlord. The Landlord had renewed the cold water storage tank, boiler and hot water cylinder with immersion and amended the heating system to a fully pumped system. In the kitchen the Landlord had removed the Tenant's Rayburn, extended a work top, boxed some pipes and redecorated.

#### **TENANT'S IMPROVEMENTS:**

The Tenant carried out tiling in the kitchen (the Landlord paid for the tiles). The Tenant has provided and fitted the bath, shower and screen. He has sanded and varnished

the parquet floor, built the rear porch, landscaped the garden and replaced the cooker.

**LOCATION:**

The property is situated in a semi-rural location. It sides onto a narrow, fairly busy road and a railway line is in close proximity to the house. The nearest facilities are at Pangbourne which is approximately two miles away, but local convenience shopping is nearby.

**THE LAW APPLIED:**

Housing Act 1988 section 13

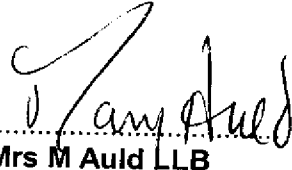
**OPEN MARKET RENT:**

Taking into account evidence and Committee members' knowledge and experience, decided that £ 925 per Cal month for similar property in good condition with modern facilities, carpets, curtains and some white goods.

**COMMITTEE'S CALCULATIONS:**

Open market rent	£ 925 per cm
less global deduction for condition and lack of modern facilities, white goods etc	£ 275 per cm
open market for subject property	£ 650 per cm

**DECISION:**

  
Mrs M Auld LLB  
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.