

EASTERN RENT ASSESSMENT PANEL

SUMMARY STATEMENT OF REASONS FOR THE DECISION OF THE COMMITTEE WHICH MET ON 21 SEPTEMBER 2004 TO DETERMINE A FAIR RENT IN RESPECT OF YARD COTTAGE, ELMSTEAD LEDGE FARM, BROMLEY ROAD, ELMSTEAD, COLCHESTER CO7 7BZ

Landlord	:	Mr. W. J. Rae
Tenant	:	Mr. A. Hill
Rent at date of Application	:	£47.00 per week
Rent proposed by Landlord	:	£95.00 per week
Rent determined by Rent Officer	:	£75.00 per week
Rent determined by Committee	:	£52.50 per week

MEMBERS OF THE COMMITTEE

Mrs. Judith Lancaster B.A. Barrister-at-Law
Mr. Frank W. J. James FRICS
Ms. Cheryl St. Clair MBE BA

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, furniture or white goods had been provided by the Landlord. The Committee also noted that the Tenant has to dispose of waste himself, using a drainage pit.

CONDITION

External – Satisfactory

Internal – Satisfactory, except that the house has not been rewired since 1960.

THE TENANT'S IMPROVEMENTS

Substantial, including – installation of mains water, conversion of shed and outside WC to rear lobby and bathroom/WC, Park Ray and 6 radiators installed, plastering of kitchen walls, enlargement of kitchen and installation kitchen units.

LOCATION

At the rear edge of farmyard in rural position approximately ½ mile from Elmstead and 5 miles from Colchester

SCARCITY

Assessed at 0% - assessed on basis of property without Tenant's improvements.

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 £105.00 per week for similar property in good condition with modern facilities, carpets, curtains and some white goods.

THE COMMITTEE'S CALCULATIONS

Open market rent	£105.00 pwk
less global deduction for condition and lack of modern facilities, white goods etc	£52.50 pwk
open market rent for subject property	£52.50 pwk
0% deduction for scarcity	_____
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	£52.50 pwk

THE RENT ACTS (MAXIMUM FAIR RENT) ORDER 1999

Does not apply as this is a first registration.

DECISION

The Committee determined a fair rent of £52.50 per week.



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