

**SUMMARY STATEMENT OF REASONS FOR THE DECISION OF
THE COMMITTEE WHICH MET ON 14 JANUARY 2004
TO DETERMINE A FAIR RENT IN RESPECT OF
153 HIGH STREET, MELBOURN, ROYSTON, HERTS SG8 6AT**

Ref. No. CAM/12UG/F77/2004/0142

Landlord: Bradford Property Trust
Tenant: Mr J Guiver

Rent at date of Application:	£83.00 per week (£91.20 before capping)
Rent proposed by Applicant:	£435 per calendar month
Rent determined by Rent Officer:	£92.00 per week
Rent determined by Committee:	£87.50 per week (below capping limit)

MEMBERS OF THE COMMITTEE: **Mr G M Jones - Chairman**
Mr W J Tawn FRICS
Mr P A Tunley

THE PROPERTY

The Committee inspected the property in the presence of the tenant and found it to be generally as described in the Rent Register. It is a small – rather cramped – two-bedroom terraced house built circa 1850 and extensively modernised in 1997. It is let completely unfurnished.

CONDITION

The property appeared to be in fairly good condition except for some signs of old damp, which has probably been eradicated by the tenant's recent works.

TENANT'S IMPROVEMENTS

New ceiling and skirting boards to living room; partial damp-proofing to internal walls; loft hatch; lawn.

LOCATION

High street of attractive village off A10 between Cambridge and Royston – through traffic is limited since completion of a bypass.

SCARCITY

In the experience of the Committee, scarcity in this locality (Cambridge, South Cambridgeshire, Royston and surrounding villages) for this type of property justifies a deduction of 15%.

THE LAW APPLIED

In short, the task of the Committee is to determine a 'fair rent' within the meaning of section 70(1) of the Rent Act 1977, taking into account all relevant circumstances (other than personal circumstances). A fair rent is a market rent adjusted for scarcity and disregards under section 70(3) – in particular, tenants' improvements. A discount will be appropriate under section 70(2) where there is a significant scarcity of similar dwellings available for letting in the locality. Rent capping may apply (see below). The rent will be exempt from capping if the landlord carries out repairs or improvements to the property as a result of which the uncapped fair rent determined for the property is at least 15% more than the existing registered rent. Full Reasons (if requested) will set out the relevant legal principles in detail.

OPEN MARKET RENT

Based on the evidence and the Committee's own knowledge and experience, the open market rent for the property, if let on assured shorthold terms, fully modernised and in good order throughout, with central heating, double-glazing and carpets, curtains and white goods, would be £575 per calendar month.

COMMITTEE'S CALCULATIONS

Open market rent	£575.00 p.c.m.
Less global deduction for age, character, size and condition 12.5%	£ 71.88
Less deduction for tenant's improvements 10%	<u>£ 57.50</u>
Adjusted open market rent for this property	£445.62
Reduction for scarcity 15%	<u>£ 66.84</u>
	<u>£378.78 p.c.m.</u>
Say	£87.50 per week

THE RENT ACTS (MAXIMUM FAIR RENT) ORDER 1999

The maximum fair rent calculated in accordance with the formula set out in the Order is £92.50. The rent is not exempt from capping.

DECISION

As the maximum fair rent is more than the Committee's assessment, the fair rent is the figure of **£87.50 per week**

Geraint M Jones MA LLM (Cantab)
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 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.