

EASTERN RENT ASSESSMENT PANEL

SUMMARY STATEMENT OF REASONS FOR THE DECISION OF THE COMMITTEE WHICH MET ON 18 JUNE 2004 TO DETERMINE A FAIR RENT IN RESPECT OF 5 CASLON CLOSE FAKENHAM NORFOLK


Landlord:	Tacklow (NOTCHP) (Agent: Mr J C Fielder)
Tenant:	Mrs B G Fennell
Rent at Date of Application:	£250.00 per calendar month
Rent Proposed by Applicant:	£275.00 per calendar month
Rent Determined by Rent Officer:	£273.50 per calendar month
Rent Determined by the Committee:	£275.00 per calendar month
Members of the Committee:	Mr V C Raywood (Chair) Mr W J Tawn FRICS FBEng FNAEA Mr R S Rehahn

THE PROPERTY:	The Committee inspected the property in the presence of the Tenant and found it as described in the Rent Register.
CONDITION:	The main structure appeared to be sound, but the property had not been updated to any extent since built. There is evidence of damp and condensation.
TENANT'S IMPROVEMENTS	Provided an immersion heater, gas fire, two garden sheds, front fence and gate, the shower and the back door.
LOCATION:	The outskirts of Fakenham.
SCARCITY:	Assessed at 10%.
THE LAW APPLIED:	See attached.
OPEN MARKET RENT:	Taking into account evidence and Committee members' knowledge and experience decided at £500.00 per calendar month for similar property in good condition, with modern facilities, carpets, curtains and some white goods.

COMMITTEE'S CALCULATIONS:	Open market rent	500.00 pcm
	Less global deduction for condition and lack of modern facilities, white goods, etc	<u>195.00</u>
		305.00
	Less 10% deduction for scarcity	<u>30.50</u>
		274.50 pcm

THE RENT ACTS (MAXIMUM FAIR RENT ORDER) 1999 The capped rent calculated in accordance with the formula set out in the Order is £276.00 per calendar month.

DECISION: As the capped rent is more than the Committee's calculations the fair rent is £275.00 per calendar month.



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V C Raywood
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 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.