

**EASTERN RENT ASSESSMENT PANEL**

**Summary Statement of Reasons for the decision of the Committee which met on  
2, February 2007 to determine a Fair Rent in respect of  
Flat 1, 75, Rickmansworth Road, Watford, Herts, WD18 7JB**

<b>Landlord</b>	:	Circle 33 Housing Trust
<b>Tenant</b>	:	Miss E. Henry
<b>Rent at Date of Application</b>	:	£86.00 per week, including £3.30 per week service charge
<b>Rent Proposed by Applicant</b>	:	£98.35 per week, including £2.35 per week service charge
<b>Rent Determined by Rent Officer</b>	:	£86.00 per week, including £2.35 per week service charge
<b>Rent Determined by Committee</b>	:	£93.35 per week, including £2.35 per week service charge

**Members of the Committee:**

Mrs. Judith H. Lancaster – **Chairman**  
Miss Marina Krisco FRICS – **Valuer**  
Mrs Najiba Bhatti – **Lay Member**

**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, and only partial heating had been provided.

**CONDITION:**

Generally reasonable, although the bathroom fittings are dated.

**TENANT'S IMPROVEMENTS:**

None of significance

**LOCATION:**

Approximately ½ mile from town centre, in a residential area.

**SCARCITY:**

Assessed at 10%

**THE LAW APPLIED:**

As attached.

**OPEN MARKET RENT:**

Taking into account the Committee members' knowledge and experience, decided at £135.00 per week for similar property in good condition with modern facilities, carpets, curtains and some white goods, without taking account of the services provided.

**COMMITTEE'S CALCULATIONS:**

Open market rent	£135.00 p.w.
less global deduction for condition and lack of modern facilities, white goods etc	£33.75 p.w.
open market rent for subject property	£101.25 p.w.
% deduction for scarcity	£10.00 p.w.
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	£91.25 p.w.

The Committee rounded this figure to £91.00 per week.

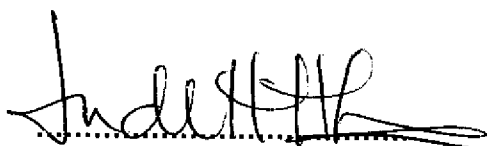
The Committee determined that the variable service charge of £2.35 per week proposed by the Landlord was reasonable, and therefore determined a Fair Rent of £93.35 per week.

**THE RENT ACTS (MAXIMUM FAIR RENT) ORDER 1999:**

The 'capped' rent calculated in accordance with the formula set out in the order is £95.35 per week, including £2.35 per week for the variable service charge.

**DECISION:**

The Committee's decision stands as the Fair Rent is less than the amount 'capped' by the order.



**Chairman**

**12 February 2007**

**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.