

EASTERN RENT ASSESSMENT PANEL

**Summary Statement Of Reasons for the decision of the Committee
which met on 10 September 2004 to determine a Fair Rent in respect of 126 Denham
Way, Maple Cross, Rickmansworth WD3 9SP**

Landlord:	St Ermine Property Company Ltd	
Tenant:	Mrs H Bowes	
Rent at Date of Application:	£103.00 per week	
Rent Proposed by Applicant:	£154.00 per week	
Rent Determined by Rent Officer:	£112.50 per week	
Rent Determined by Committee:	£110.00 per week	
Members of the Committee:	Mrs T Gordon Mrs S Redmond BSc(Hons)MRICS Mr A Kapur	Chairman Valuer Lay Member

THE PREMISES	The Committee inspected the property in the presence of the Tenant and found it as described in the Rent Register.
CONDITION:	Fair.
TENANT'S IMPROVEMENTS:	Conservatory
LOCATION:	Set back from busy main road.
SCARCITY:	South Hertfordshire and adjoining London Boroughs. Assessed at 15%.
THE LAW APPLIED:	See attached.

OPEN MARKET RENT: Taking into account the Committee members' knowledge and experience, decided at £175.00 per week for similar property in good condition with modern facilities, carpets, curtains and some white goods.

COMMITTEE'S CALCULATIONS:	Open market rent	£175.00pw
	less deduction for condition and lack of modern facilities, white goods etc	<u>£43.75pw</u>
	Open market for subject property	£131.25pw
	Approx 15% deduction for scarcity	<u>£21.25pw</u>
		£110.60pw

THE RENT ACTS (MAXIMUM FAIR RENT) ORDER 1999:

The Fair Rent is £110.00 per week exclusive of rates and Council Tax.

DECISION: As the 'capped' rent is more than the Committee's decision stands as the fair rent as it is less than the amount 'capped' by the Order.



Mrs T Gordon 17/Sept 2004
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.