

EASTERN RENT ASSESSMENT PANEL

SUMMARY STATEMENT OF REASONS FOR THE DECISION OF THE COMMITTEE WHICH MET ON 30TH SEPTEMBER 2003 TO DETERMINE A FAIR RENT IN RESPECT OF 6 HIGH ELMS COTTAGE, WOODSIDE ROAD, GARSTON, WATFORD, HERTS

Landlord	:	St Ermins Property Co Ltd
Tenant	:	Mr C Schutt
Rent registered at date of application	:	£101 per week
Rent proposed by applicant	:	£130 per week
Rent determined by Rent Officer	:	£110.50 per week
Rent determined by Committee	:	£110.50 per week

MEMBERS OF THE COMMITTEE

Mr W G Handford FRICS (Chairman)
Mr J J Sims
Mr P A Tunley

1. The Property

The Committee inspected the property in the presence of the tenant and found it to be a semi-detached house with three bedrooms.

2. Condition

Generally satisfactory. Modern double glazed windows. No central heating.

3. Tenant's Improvements

All the kitchen and bathroom fittings. Bedroom fitted cupboards. Roof insulation and garage.

4. Location

Rural position overlooking fields but on fairly busy road about half a mile from nearest shops.

5. Scarcity

Assessed at 10%.

6. The Law Applied

See attached.

7. Open Market Rent

Taking into account the Landlord's evidence and Committee members' knowledge and experience, decided at £900 per calendar month for a similar property in good condition with modern facilities, carpets and white goods.

8. Committee's Calculations

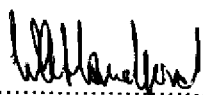
Open Market rent	£900 p c m
Less global deduction for condition and lack of modern facilities, carpets etc.	<u>£320 p c m</u>
Open Market rent for subject property	£580 p c m
10% deduction for scarcity	<u>£ 58 p c m</u>
	£522 pcm
= say	£120 per week

9. The Rent Acts (Maximum Fair Rent Order) 1999

The 'capped' rent calculated in accordance with the formula set out in the Order is £110.50 per week.

10. Decision

As the 'capped' rent is less than the Committee's calculations, the fair rent is £110.50 per week.


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W G Handford
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 Chairman for such detailed reasons to be prepared.