

## **EASTERN RENT ASSESSMENT PANEL**

Case number : **CAM/33UC/F77/2006/0046**

**RENT ACT 1977**

**SUMMARY STATEMENT OF REASONS** for the decision of the Committee which met on Tuesday 4<sup>th</sup> July 2006 to determine a Fair Rent in respect of :

**Strumpshaw Crossing Cottage, Strumpshaw, Norwich, Norfolk NR13 4HP**

Landlord .....	Spacia
Tenant .....	Mrs S Ling
Rent proposed by Applicant .....	£50.00 per week
Rent determined by Rent Officer .....	£71.00 per week
Rent determined by the Committee .....	£85.50 per week
Capped rent determined by Committee .....	£45.50 per week

<b>Members of the Committee</b>	Mr G K Sinclair (chairman), Mr G J Dinwiddy FRICS (valuer) & Mr R S Rehahn (lay member)
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<b>The Premises</b>	The Committee inspected the subject property, a brick & slate former level crossing keeper's cottage built in the mid-nineteenth century, with a small wooden verandah and PVCu double-glazed porch on the west side and built-in wooden shed to the east. Small bathroom & kitchen extension to rear. Narrow corridor. Garage. Triangular site laid largely to gravel, with small garden. Cess pool drainage. Internal layout as per Rent Officer's plan
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<b>Condition</b>	The building is in reasonable physical and decorative condition, with recently replaced PVCu living room window, new kitchen units and rewiring. Tenant complained that fireplace in living room was not working and of leak in bathroom roof
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<b>Tenants' improvements</b>	Radiators for oil-fired boiler (save 1), electric storage heater, d/g porch/conservatory, original kitchen units and shelves in bedroom. Insulating tiles to sloping ceilings. Brick-built garage. Shed
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<b>Location</b>	Rural setting, but within feet of busy Norwich–Lowestoft railway line, on cul-de-sac side of manned crossing of a minor road c.2½ miles from popular boating and commuter village of Brundall, with direct rail & road access to Norwich. Local shops in Brundall; major shopping, schools, medical and other professional services in Norwich c.6½ miles by road
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**Scarcity** 10%

**Law applied** Rent Act 1977, s.70, as explained and clarified by the courts,<sup>1</sup> and the Rent Acts (Maximum Fair Rent) Order 1999

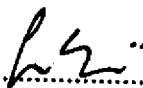
**Open market rent** Taking into account evidence & Committee members' knowledge & experience, decided at £.550.00 per calendar month for property in good condition & modern facilities, carpets, curtains, etc.

**Calculations**

OMV .....	£.....550.00 pcm
Less :	
Age/character : poor layout, etc .....	-£50.00 pcm
Location : v close to railway, on far side of tracks ...	-£40.00 pcm
Condition/disrepair : fireplace & bathroom leak .....	-£15.00 pcm
Tenant's improvements : porch, garage, shed, etc ...	-£30.00 pcm
Carpets & curtains .....	<u>-£20.00 pcm</u>
Net OMV .....	£395.00 pcm
Less : Scarcity @ 10% .....	-£39.50 pcm
Net rent .....	£355.50 pcm
Add : Landlord's services (emptying cess pool) .....	£15.00 pcm
Total inc services .....	£370.00 pcm
or (rounded) .....	£85.50 pwk

**Rent capping** The Rent Acts (Maximum Fair Rent) Order 1999 applies to this property. In the Committee's opinion the landlord's recent works have not affected the passing rent by at least the 15% repairs or improvements threshold so the rent assessed by the Committee is capped at the level of £45.50 per week (inc services).

**Decision** The fair rent to be registered with effect from 4<sup>th</sup> July 2006 is therefore £45.50 per week

Signed .....

Graham Sinclair - Chairman, for the Rent Assessment Committee

**Note :**

This is a summary of the Committee's reasons for its decision. Should you require more detailed reasons they can be supplied only if a written request for such reasons is received by the Panel Office within 21 days from receipt of this document.

<sup>1</sup> *Curtis v London Rent Assessment Panel & others* [1997] 4 All ER 842(CA); *Queensway Housing Association Ltd v Chiltern, Thames and Eastern Rent Assessment Committee* (1998) 31 HLR 945; *Forebury Estates Ltd v Chiltern, Thames and Eastern Rent Assessment Panel*, *The Times*, 11<sup>th</sup> July 2000; *Spath Holme Ltd v North Western Rent Assessment Committee & Bigio* (QBD Admin Ct, 12<sup>th</sup> July 2001)