

EASTERN RENT ASSESSMENT PANEL

STATEMENT OF REASONS FOR THE DECISION OF THE COMMITTEE WHICH MET ON 14th MAY 2004 TO DETERMINE A MARKET RENT IN RESPECT OF 6 TEMPLE COURT, MIMMS HALL ROAD, POTTERS BAR, EN6 3BX

File Reference No.: CAM/26UE/MNR/2004/0029
Landlord: Housing 21 Central Region, 9 Avro Court, Ermine Business Park,
Huntingdon, Cambridgeshire, PE29 6WG
Tenant: Mr LT and Mrs FI Callcut
Existing Rent: £65.38 per week including variable service charge of £16.47 per week
Rent Proposed by Landlords: £77.18 per week including variable service charge of £21.92 per week
Rent Determined by Committee: £80.00 per week including variable service charge of £21.92 per week

Members of the Committee: Mr JR Morris (Chairman)
Miss M Krisko BSc (Est Man) BA FRICS

Clerk to the Committee: Mr M Allbut

The Property:

The property is a one bedroom flat on the ground floor of a two storey purpose built block constructed of brick under a tile roof built circa 1980. The flat comprises a living room, kitchen, bathroom and bedroom. Access to the property is by a door entry system and there is a lift to the first floor. There is a service charge, which covers communal cleaning, gardening, window cleaning, maintenance of the lift and door entry system, use of laundry room and common room with kitchen. The charge also covers the costs of a resident manager in the daytime and emergency cover at night. Water heating is by an electric immersion and space heating is by electric storage heaters. The property has main electricity, water and drainage. The property is part of a court of sheltered housing situated in communal gardens mostly laid to lawn. There is a car park for approximately 14 vehicles. The property is let unfurnished except for a cooker and fridge. The property is situated in a residential area.

Condition:

The Committee inspected the property in the presence of the resident manager Tenant. Externally the property is in good condition. Internally the common areas are carpeted, well fitted and maintained. The property itself is small. It has a modern bathroom and fitted kitchen.


Law:

Sections 13 and 14 of the Housing Act 1988 apply.

Open Market Rent

Neither party submitted evidence of comparable rents therefore the Committee used the experience of its members and determined that a market rent for the subject property, to be £80.00 per week including £21.92 per week service charge and that in accordance with section 14 (1)(a) and (b) and having taken account of section 14 (7) Housing Act 1988, determined that the increased rent should take effect from the 5th April 2004.

Market rent for subject property £80.00 per week including variable service charge of £21.92 per week but excluding £3.34 Support Services.

 J. R. Morris, 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 form the receipt of this document. The papers will then be returned to the Chair for such detailed reasons to be prepared.