

EASTERN RENT ASSESSMENT PANEL

SUMMARY STATEMENT OF REASONS for the decision of the Committee which met on Tuesday 29th April 2003 to determine a Fair Rent in respect of :

Park Farm Bungalow, Bungay Road, Brooke, Norwich, Norfolk

Landlord	Frank Spurgeon Ltd
Tenant	Mr R. Finbow
Rent at date of Application	NIL (Agric. occupancy)
Rent proposed by Applicant	£400.00 per cal mth
Rent determined by Rent Officer	£62.00 per week
Rent determined by Committee	£62.00 per week
Capped rent determined by Committee	not applicable

**Members of the
Committee**

Mr G.K. Sinclair (chairman), Mr W.J. Tawn FRICS FBEng FNAEA
(valuer) & Mr R.S. Rehahn (lay member)

The Premises

The Committee inspected the subject property, a 3-bedroomed detached bungalow with tiled roof. Probably built in the 1930s, the property was originally of pre-fabricated construction and has since had an external brick skin applied. The property is otherwise as described in the Rent Register

Condition

In poor condition, with signs of damp and lack of maintenance and external decoration. Although some additional spur sockets were in evidence, the property has not been rewired during the tenant's occupancy. Heating is limited and heating appliances (including immersion heater) did not work.

**Tenant's
improvements, etc**

Kitchen sink and units, white goods, and garage doors.

Location

On busy Norwich to Bungay road, ½ mile south of dormitory village of Brooke. Dangerous narrow access to main road, with extremely limited vision and no footpath between property and village. Some facilities in village, with more at Poringland to north, and city of Norwich 8 miles away.

Scarcity

Assessed at 10%