

EASTERN RENT ASSESSMENT PANEL

**Summary Statement Of Reasons for the decision of the Committee
which met on 27 July 2004 to determine a Fair Rent in respect of Flat 24, Chimney
Court, Shilling Close, Tilehurst, Reading, RG30 4EN**

Landlord:	Airways Housing Association Ltd	
Tenant:	Mrs C Shoesmith	
Rent at Date of Application:	£80.00 per week	
Rent Proposed by Applicant :	£635.78 per month including Services & Support Charges	
Rent Determined by Rent Officer:	£463.00 per month.	
Rent Determined by Committee:	£576.28 per month inc £137.28 per month for Services	
Members of the Committee:	Mrs Tessa J Gordon Mrs H Bowers MRICS Mr R Martin	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:	Very Good.
TENANT'S IMPROVEMENTS:	None
LOCATION:	West Reading
SCARCITY:	Assessed at 10%

THE LAW APPLIED: As attached.

OPEN MARKET RENT: Taking into account evidence and Committee members' knowledge and experience, decided at £625.00 per month including services for similar property in good condition with modern facilities, carpets, curtains and some white goods.

COMMITTEE'S CALCULATIONS:	Open market rent	£625.00pm
	less global deduction for condition and less service charges of £101.92,	
	water, £4.12	
	heating, lighting £31.24	<u>£137.28pm</u>
		£487.72pm
	10% deduction for scarcity	<u>£48.77pm</u>
		£438.94pm
	say	£439.00pm
	Plus Service Charges	<u>£137.28pm</u>
		£576.28pm

THE RENT ACTS (MAXIMUM FAIR RENT) ORDER 1999: Does not apply as this is 1st registration

DECISION: The Fair Rent is accordingly £576.28 per month including a variable sum for Water Rates and services but excluding Council Tax.

The Committee determined that the figure of £91.04 for support charges is outside the meaning of rent or service charge and thus outside the scope of the Rent Act 1977.


Mrs Tessa J Gordon
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.