

**Eastern Rent Assessment Panel**

Great Eastern House Tenison Road Cambridge CB1 2TR  
Telephone: 0845 1002616 Facsimile: 01223 505116



**Residential  
Property**  
TRIBUNAL SERVICE

**SUMMARY STATEMENT OF REASONS**  
**for the decision of the Committee which met on 19 August 2005**  
**to determine a FAIR RENT in respect of**  
**5 BLOOMFIELD DRIVE, SHEFFORD, BEDS SG17 5BU**

**Ref. No.** CAM/09UC/F77/2005/0077

**Landlord:** St Ermins Property Co Ltd (agents: Douglas Duff)  
**Tenant:** Mr J C Dormer

<b>Rent at date of Application:</b>	£127.50 per week (RAC 16.7.2003)
<b>Rent proposed by Applicant:</b>	£160.00 per week (27.5.05)
<b>Rent determined by Rent Officer:</b>	£130.00 per week (w.e.f. 16.7.2005)
<b>Rent determined by Committee:</b>	£130.00 per week

**MEMBERS OF THE COMMITTEE:** **Mr G M Jones - Chairman**  
**Mr G R Petty FRICS**  
**Mrs J de M Ambrose**

<b>THE PROPERTY</b>	The Committee inspected the property in the presence of the tenant and found it to be generally as described in the Rent Register. It is a fair-sized 3-bed semi-detached house dating from the 1950's, let completely unfurnished. The property is fully modernised with gas-fired central heating, UPVC double-glazing
<b>CONDITION</b>	The property appeared to be in fairly good condition except for minor leaks to the flat roofs of rear lobby and garage.
<b>TENANT'S IMPROVEMENTS</b>	Refitting to a good standard the very dated bathroom. Attractive garden layout (with free-standing swimming pool). All floor covering and appliances belong to the tenant.
<b>LOCATION</b>	In a quiet suburban street convenient for the town centre of Shefford, a typical former market town well located for access to the M1 and A1(M) motorways and within a short drive of railway stations with good commuter services to London.

## SCARCITY

On the evidence and in the experience of the Committee, scarcity in this locality (Mid-Beds) for this type of property justifies a deduction of 10%.

## THE LAW APPLIED

In short, the task of the Committee is to determine a 'fair rent' within the meaning of section 70(1) of the Rent Act 1977, taking into account all relevant circumstances (other than personal circumstances). A fair rent is a market rent adjusted for scarcity and disregards under section 70(3) – in particular, tenants' improvements. A discount will be appropriate under section 70(2) where there is a significant scarcity of similar dwellings available for letting in the locality. Rent capping may apply (see below). The rent will be exempt from capping if the landlord carries out repairs or improvements to the property as a result of which the uncapped fair rent determined for the property is at least 15% more than the existing registered rent. Full Reasons (if requested) will set out the relevant legal principles in detail.

## OPEN MARKET RENT

Based on the evidence and the Committee's own knowledge and experience, the open market rent for the property, if let on assured shorthold terms, fully modernised and in good order throughout, with central heating, double-glazing and carpets, curtains and white goods, would be £695 per calendar month.

## COMMITTEE'S CALCULATIONS

Open market rent	£695.00 p.c.m.
Less global deduction for lack of basic furnishings and disregarding tenant's improvements 10%	<u>£ 69.50</u>
Adjusted open market rent for this property	£625.50
Reduction for scarcity 10%	<u>£ 62.55</u>
	£562.95 p.c.m.
Rounding slightly, this amounts to	£130.00 per week

## THE RENT ACTS (MAXIMUM FAIR RENT) ORDER 1999

The maximum fair rent calculated in accordance with the formula set out in the Order is £142.00 per calendar month. The rent is not exempt from capping.

## DECISION

As the maximum fair rent is more than the Committee's assessment, the fair rent is **£130.00 per week**.

**Geraint M Jones MA LLM (Cantab)**  
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 is received by the Panel Office within 21 days from receipt of this document. The papers will then be returned to the Chair for such detailed reasons to be prepared.