

EASTERN RENT ASSESSMENT PANEL

Case number : CAM/33UF/F77/2006/0123

RENT ACT 1977

SUMMARY STATEMENT OF REASONS for the decision of the Committee which met on Tuesday 30th January 2007 to determine a Fair Rent in respect of :

10a Grosvenor Road, Norwich, Norfolk NR2 2PY

Landlord	Mr G Daniels
Tenant	Mr M Schlesinger
Rent proposed by Applicant	£460.00 per cal mth
Rent determined by Rent Officer	£365.00 per cal mth
Rent determined by the Committee	£357.00 per cal mth

Members of the Committee

Mr G K Sinclair (chairman), Mr J B Shrive FRICS FAAV (valuer)
& Mr C Gowman MCIEH (lay member)

The Premises

The Committee inspected the subject property, a converted self-contained attic flat in a Victorian two storey terraced house with basement and attic. Layout is as per the Rent Officer's plan. On-street residents' permit parking only

Condition

The flat is in good condition, having been extensively refurbished by the landlord, including a new roof, PVCu double glazed windows, replastering, new kitchen and carpets. The exterior of the building is in poor decorative order, and the common parts appear dowdy. To the rear is an unkempt garden with branches of an unmanaged sycamore tree within 1m of rear window and likely seriously to restrict light when in leaf

Tenants' improvements

None

Location

At apex of city's "golden triangle", with easy access to city centre shops, services, etc, and convenient bus and rail links

Scarcity

10%

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

Open market rent Taking into account evidence & Committee members' knowledge & experience, decided at £.450.00 per calendar month for property in good condition & modern facilities, carpets, curtains, etc.

Calculations

OMV	£450.00 pcm
Less :	
Poor layout, inc attic ceilings (7%)	-£31.50 pcm
Curtains & white goods (partial) (2%)	-£9.00 pcm
Poor external appearance, garden & tree (3%)	-£13.50 pcm
Net OMV	£396.00 pcm
Less : Scarcity @ 10%	-£39.60 pcm
Net fair rent	£356.40 pcm
rounded up	£357.00 pcm

Rent capping The Rent Acts (Maximum Fair Rent) Order 1999 does not apply to this property because the effect upon the rent of the works carried out by the landlord exceeds the 15% exemption

Decision The fair rent to be registered with effect from 30th January 2007 is therefore £357.00 per calendar month

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.

¹ *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*, 11th July 2000; *Spath Holme Ltd v North Western Rent Assessment Committee & Bigio* (QBD Admin Ct, 12th July 2001)