

EASTERN RENT ASSESSMENT PANEL

Case number : CAM/33UF/F77/2005/0041

RENT ACT 1977



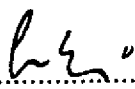
SUMMARY STATEMENT OF REASONS for the decision of the Committee which met on Thursday 7th April 2005 to determine a Fair Rent in respect of :

31 Park Road, Holkham, Wells-next-the-Sea, Norfolk NR23 1RG

Landlord	Coke Estates Ltd
Tenant	Mr A H Smith
Rent proposed by Applicant tenant	£350.00 per cal mth
Rent determined by Rent Officer	£350.00 per cal mth
Rent determined by Committee	£350.00 per cal mth

Members of the Committee	Mr G K Sinclair (chairman), Mr J B Shrive FRICS FAAV (valuer) & Mr R S Rehahn (lay member)
The Premises	The Committee inspected the subject property, a 3-bedroom semi-detached house built in 1880, of brick construction under a tiled roof. The property is situate in a rectangular plot facing the main entrance drive leading into the estate. The accommodation and facilities are as described in the Rent Register and the Rent Officer's layout plan.
Condition	Good decorative order internally but some recent leakage from valleys (now remedied) caused damp and staining to ceilings in two bedrooms. Single-glazed metal windows. No obvious structural problems. Solid fuel fire with back boiler heats radiators. Newly installed rear vehicular access via adjoining garden through main access road for gallery/visitor centre
Tenants' improvements	Tenants have installed shower over bath, with screen and tiling, added various sets of double sockets and provided all white goods and curtains, replacing some carpets.
Location	Just south of A149 coast road at entrance to Holkham Estate, 2 miles west of Wells-next-the-Sea town centre, with Victoria Hotel almost immediately in front and Holkham Gallery/Visitor centre behind. Limited facilities in village, but some shopping, schools, doctor and some other professional services at Wells, with main centres at Fakenham, King's Lynn and, further afield, Norwich

Scarcity	Assessed at 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 the comparable evidence from landlord & tenant & Committee members' knowledge and experience : £475 pcm for property in good condition & modern facilities
Calculations	OMV £475.00 pcm Less : age & character (inc. poor kitchen, single glazing & dampness) £35.00 pcm Less : no white goods £25.00 pcm Less : poor heating £20.00 pcm Less : tenant's improvements <u>£5.00 pcm</u> Net OMV £390.00 pcm Less 10% scarcity <u>£39.00 pcm</u> Net fair rent (rounded) £350.00 pcm
Rent capping	The provisions of the Rent Acts (Maximum Fair Rent) Order 1999 do not affect the rent determined as it is lower than the capped rent of £356.00 pcm
Decision	The decision of the Rent Officer is upheld and the fair rent to be registered, with effect from 7 th April 2005, is therefore £350.00 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)