

## **EASTERN RENT ASSESSMENT PANEL**

### **SUMMARY STATEMENT OF REASONS FOR THE DECISION OF THE COMMITTEE WHICH MET ON 29 SEPTEMBER 2003 TO DETERMINE A FAIR RENT IN RESPECT OF VICARAGE COTTAGE, CHURCH STREET, HORSFORD, NORWICH**

<b>Landlord:</b>	Miss C Cross
<b>Tenant:</b>	Miss S Burch
<b>Rent at Date of Application:</b>	£350.00 pcm
<b>Rent Proposed by Applicant:</b>	£380.00 pcm
<b>Rent Determined by Rent Officer:</b>	£350.00 pcm
<b>Rent Determined by the Committee:</b>	£384.00 pcm
<b>Members of the Committee:</b>	Mr V C Raywood (Chair) Mr J B Shrive FRICS FAAV Mr R S Rehahn

<b>THE PREMISES:</b>	The Committee inspected the property in the presence of the Tenant and Landlord and found it as described in the Rent Register.
<b>CONDITION:</b>	Reasonably good.
<b>TENANT'S IMPROVEMENTS</b>	Setting out the garden.
<b>LOCATION:</b>	Rural, but near to Norwich, with usual amenities nearby.
<b>SCARCITY:</b>	Assessed at 12.5%.
<b>THE LAW APPLIED:</b>	See attached.
<b>OPEN MARKET RENT:</b>	Taking into account the evidence and Committee members' knowledge and experience decided at £500 per calendar month for similar property in good condition with modern facilities, carpets, curtains and some white goods.


<b>COMMITTEE'S CALCULATIONS:</b>	Open market rent	500.00 pcm
	Less global deduction for lack of carpets, curtains, white goods, awkwardly shaped kitchen and narrow curving staircase and general layout	<u>60.00</u>
	Open market rent for subject property	440.00
	Less 12.5% deduction for scarcity	<u>55.00</u>
		385.00 pcm

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

The capped rent calculated in accordance with the formula set out in the Order is £384.00 per calendar month.

**DECISION:**

£384.00 per calendar month.

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**V C Raywood**  
**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 for such reasons 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.