

## **EASTERN RENT ASSESSMENT PANEL**

**SUMMARY STATEMENT OF REASONS** for the decision of the Committee which met on Tuesday 29<sup>th</sup> April 2003 to determine a Fair Rent in respect of :

**41 Holt Road, Langham, Holt, Norfolk**

Landlord .....	P.J.S. Allen
Tenant .....	Mrs N.E. Shucksmith
Rent at date of Application .....	£160.00 per cal mth
Rent proposed by Applicant .....	£225.00 per cal mth
Rent determined by Rent Officer .....	£280.00 per cal mth
Rent determined by Committee .....	£292.50 per cal mth
Capped rent determined by Committee .....	£206.50 per cal mth

<b>Members of the Committee</b>	Mr G.K. Sinclair (chairman), Mr W.J. Tawn FRICS FBEng FNAEA (valuer) & Mr R.S. Rehahn (lay member)
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<b>The Premises</b>	The Committee inspected the subject property, a 2 bedroomed end-terraced house with tiled roof. Originally built in the mid-nineteenth century, the landlord has just replaced the coal-fired back-boiler with oil-fired central heating, adding an additional radiator. The property is otherwise as described in the Rent Register
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<b>Condition</b>	Generally in good condition internally & externally, with well-tended garden
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<b>Tenant's improvements, etc</b>	Carpets & curtains; white goods and kitchen units
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<b>Location</b>	At eastern end of main road through Langham village, which has limited facilities. Nearest towns providing shopping, supermarket, banking, medical services, etc are Holt, about 6 miles to the east, and the larger Fakenham 13 miles to the southwest
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<b>Scarcity</b>	Assessed at 10%
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**Law applied** Rent Act 1977, s.70, as explained and clarified by the courts.<sup>1</sup> This determination is subject to the rent capping provisions of the Rent Acts (Maximum Fair Rent) Order 1999


**Open market rent** Taking into account the landlord's evidence of the amount at which he had recently let an adjoining cottage & Committee members' own knowledge & experience, decided at £400 per calendar month for a property in good condition & modern facilities, carpets, curtains, etc.

**Calculations**

OMV .....	£400.00 pcm
Less : Reduction for kitchen .....	£25.00 pcm
Less : Reduction for carpets & curtains .....	£25.00 pcm
Less : Reduction for white goods .....	<u>£25.00 pcm</u>
Net OMV .....	£325.00 pcm
Less : Scarcity @ 10% .....	<u>£32.50 pcm</u>
Fair rent .....	£292.50 pcm
Fair rent (after rent capping) .....	£206.50 pcm

**Rent capping** The Rent Acts (Maximum Fair Rent) Order 1999 applies, as the landlord's recent improvements are insufficient to trigger the 15% exemption [article 2(7)]

**Decision** The fair rent to be registered, with effect from 29<sup>th</sup> April 2003, is £206.50 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.

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