

EASTERN RENT ASSESSMENT PANEL

**Summary Statement of Reasons for the decision of the Committee which met on
Wednesday 27 July 2005 to determine a Fair Rent in respect of 24 Upper Park
Road, Clacton on Sea, Essex CO15 1HU**

Landlord	:	Mr. G. Tricker
Tenant	:	Mr. & Mrs. R. Elliston
Rent at Date of Application	:	£368.33 per Calendar Month
Rent Proposed by Applicant	:	£500.00 per Calendar Month
Rent Determined by Rent Officer	:	£392.00 per Calendar Month
Rent Determined by Committee	:	£440.00 per Calendar Month

Members of the Committee:

Mrs. Judith H. Lancaster - **Chairman**
Mr. Richard Marshall FRICS FAAV - **Valuer**
Mr. Robert D. Eschle JP - **Lay Member**

THE PREMISES

The Committee inspected the property in the presence of the Tenant and found it as described in the Rent Register. The Committee noted that no curtains or furniture (including white goods) are included in the tenancy. The Landlord has provided lino on the ground floor and a carpet (poor condition) in the bathroom.

CONDITION:

Generally reasonable but majority of windows are of metal Crittal type and those are generally in poor condition, and suffer from rust in places.

TENANT'S IMPROVEMENTS:

Additional fitted units in the kitchen/diner.

LOCATION:

In a residential area within easy walking distance of the town centre.

SCARCITY:

Assessed at 15%

THE LAW APPLIED:

As attached.

OPEN MARKET RENT:

Taking into account the evidence, Committee members' knowledge and experience, decided at £575.00 per calendar month for similar property in good condition with modern facilities, carpets, curtains and some white goods.

COMMITTEE'S CALCULATIONS:

Open market rent	£575.00 pcm
less global deduction for condition and lack of carpets, curtains and white goods	£58.00 pcm
open market rent for subject property	£517.00 pcm
15% deduction for scarcity	£77.55 pcm

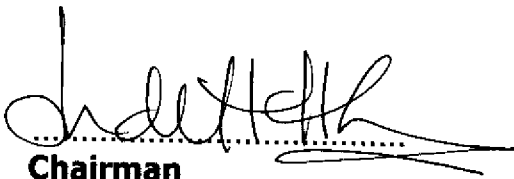
£439.45 pcm

THE RENT ACTS (MAXIMUM FAIR RENT) ORDER 1999:

This order does not apply as this is a first registration.

DECISION:

The Committee determined a fair rent of £440.00 pcm.



Chairman

Important 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 the receipt of this document. The papers will then be returned to the Chair for such detailed reasons to be prepared.

Caution: For the purpose of reaching a decision the Committee inspected the subject properties. Such inspection is not a structural survey and only takes a few minutes. Any comments about the condition of the properties in this Statement of Reasons are made as a result of casual observation rather than a detailed inspection. Please do not rely upon such comments as a guide to the structural condition of the properties.