

EASTERN RENT ASSESSMENT PANEL

SUMMARY STATEMENT OF REASONS FOR THE DECISION OF THE COMMITTEE

WHICH MET ON 17 November 2005 TO DETERMINE A MARKET RENT IN

RESPECT OF 2 Nursery Way, Wraysbury, TW19 5DT

Landlord:	Rodenhat Ltd	
Tenant:	Miss J Histead	
Rent at Date of Application:	£77.00	
Rent Proposed by Landlord:	£200.00	
Rent Determined by Committee:	£87.50	
Members of the Committee:	Mrs Tessa J Gordon	Chairman
	Mrs Sarah Redmond BSc ECON MRICS	Valuer
	Mr Robert G Martin	Lay Member

THE PREMISES

The Committee inspected the property in the presence of the Tenant.

CONDITION:

Poor windows, exterior and front door, no central heating, no mains drainage, dated kitchen and bathroom.

LOCATION:

Private road, in quiet residential area, some distance from town centre.

THE LAW APPLIED:

Housing Act 1988 section 13

OPEN MARKET RENT:

Taking into account evidence and Committee members' knowledge and experience, decided at £ 175.00 per week for similar property in good condition with modern facilities, carpets, curtains and some white goods.

COMMITTEE'S CALCULATIONS:

Open market rent	£ 175.00
less global deduction for condition and lack of modern facilities, white goods etc	£ 87.50
open market for subject property	£ 87.50

DECISION:

The new rent is £87.50 per week, including £1.92 per week for water charges, but exclusive of Council Tax.
The new rent is to commence on 12 September 2005.



Mrs T J Gordon
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.
