

EASTERN RENT ASSESSMENT PANEL

**Summary Statement Of Reasons for the decision of the Committee
which met on 23 February 2004 to determine a Rent in respect of 84 Chester Road,
Watford, Herts WD18 0RH**

Landlord: B P T (Bradford Property Trust)

Tenant: Mr R Oram

Rent at Date of Application: £40.00 per week

Rent Proposed by Landlord : £100.00 per week

Rent Determined by Committee: £54.00 per week

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| Members of the Committee: | Mrs Tessa J Gordon | Chairman |
| | Miss M Krisko BSC (EST MAN) | Valuer |
| | Mr Barry Tyers | Lay Member |

THE PREMISES: Terrace house known as 84 Chester Road, Watford, Herts WD18 0RH

ACCOMODATION: 2 Living rooms, Kitchen, external WC, 3 bedrooms (according to the Tenant's Application Form dated 7/1/04 and not challenged by the Landlord).

CONDITION: Externally: very poor. No access to internal parts.

TENANT'S IMPROVEMENTS: According to the Tenant's Application Form these include Tenant's heating appliances, electricity supply, back gate and brick wall (not challenged by the Landlord).

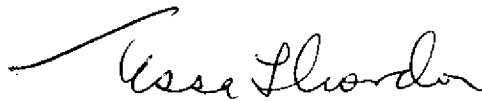
LOCATION: Narrow residential street in Watford.

THE LAW APPLIED: Section 14 Housing Act 1988 as amended.

OPEN MARKET RENT: Taking into account Committee members' knowledge and experience, decided at £155 per week for similar property in good condition with modern facilities, carpets, curtains and some white goods.

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| COMMITTEE'S CALCULATIONS: | Open market rent | £155.00pw |
| | less global deduction for condition and | |
| | lack of modern facilities, white goods etc | <u>£101.00pw</u> |
| | Open market for subject property | £54.00pw |

DECISION: The Committee determined a rent of £54.00 per week, exclusive of rates and Council Tax to take effect from 19 January 2004.



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Mrs Tessa 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.