

EASTERN RENT ASSESSMENT PANEL

**Summary Statement Of Reasons for the decision of the Committee
which met on 5 July 2005 to determine a Rent under the Housing Act 1988 in
respect of 465 Bramford Road, Ipswich IP1 5AU.**

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| Landlord: | Mrs. L. M. Thompson |
| Tenant: | Mrs. Jacqueline Barnham |
| Rent at Date of Application: | £350.00 per Calendar Month |
| Rent Proposed by Applicant: | £400.00 per Calendar Month |
| Rent Determined by Committee: | £400.00 per Calendar Month |

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| Members of the Committee: | Mrs. Judith H. Lancaster - Chairman Mr. Edward A. Pennington FRICS - Valuer Mr. Roger S. Rehahn - Lay Member |
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THE PREMISES:

Mid-terrace, 2 storey house built in 1878, constructed of brick and tile. Small front and long narrow rear gardens. On-road parking only. Majority of windows double glazed.

Accommodation: 2 reception rooms, kitchen, rear lobby, bathroom and WC, stairs to small landing and 2 double bedrooms. Night storage heaters, electric heaters and carpets provided by Landlord.

CONDITION:

Decoration to external wood work poor. Render to rear elevation has lost its key in one area. Damp in kitchen and bathroom – partially rising but also caused by condensation. Wiring appears to need at least partial replacement.

TENANT'S IMPROVEMENTS:

2 Gas fires – no Landlord's gas certificate.

LOCATION:

Approx 1 ½ mile from town centre, close to local shops, schools and public transport.

THE LAW APPLIED: Section 14 Housing Act 1988.

OPEN MARKET RENT:

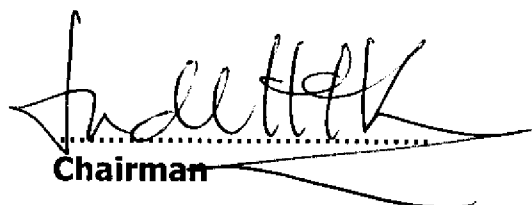
Taking into account the evidence and Committee members' knowledge and experience the Committee determined a rent of £475.00 pcm for a similar property in good condition, with modern facilities including central heating, carpets, curtains and some white goods.

COMMITTEE'S CALCULATIONS:

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| Open market rent of subject property in good condition | £475.00 pcm |
| Less global deduction for condition and lack of modern facilities | £75.00 pcm |
| Open market rent for subject property | <u>£400.00 pcm</u> |

DECISION:

The Committee determined a rent of £400.00 per calendar month for the subject property.



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.