

## **EASTERN RENT ASSESSMENT PANEL**

**Case number : CAM/42UG/MDR/2005/0005**

**HOUSING ACT 1988**



**SUMMARY STATEMENT OF REASONS** for the decision of the Committee which met on Wednesday 14<sup>th</sup> September 2005 to determine the open market rent in respect of :

**24 Devon Road, Felixstowe, Suffolk IP11 9AF**

Landlord ..... Mrs S Jackson  
Tenant ..... Ms Nicola Warren & Mr Adrian Dew  
Rent proposed by Applicant ..... £700.00 per calendar month  
Rent determined by Committee ..... £525.00 per calendar month

### **Members of the Committee**

Mr G K Sinclair (chairman), Mr J B Shrive FRICS FAAV (valuer) & Mr R S Rehahn (lay member)

### **The Premises**

The Committee inspected the subject property, a semi-detached rendered brick 3-bedroom house with a tiled roof built pre-1919. The bathroom is reached by a narrow corridor off the kitchen. A path at the side gives access from a small open front area to a reasonably large enclosed rear garden, with a shed and, on the rear boundary, a crudely part-roofed loggia.

### **Condition**

The premises showed signs of 1970s renovation and were taken in poor decorative order, with the intention of modernisation by the tenants to their taste – but partly at the landlord's expense. The electricity supply was protected by an old-fashioned fuse box. The loft insulation, as described, suggested that it too was to 1970s standards. Gas central heating throughout, but radiators had no individual thermostatic controls

### **Tenants' improvements**

None apparent, other than stripping of wallpaper with a view to its replacement, and the presence of a wooden fire surround waiting for removal of 1970s brick surround and its replacement.

### **Location**

In residential area close to specialist secondary shops/services, and town centre (5 minute walk), with major shops and railway station on Hamilton Road. School within convenient walking distance. Adequate on-street parking. Ready access to A14 trunk road, with hospitals, professional and financial services, and principal shopping and transport links at Ipswich and/or Colchester.

**Law applied**

Housing Act 1988 s.22

**Open market rent**

Taking into account comparable evidence available & Committee members' knowledge and experience : £650 pcm for property in good condition & modern facilities

**Calculations**

OMV ..... £650.00 pcm  
Less :  
Poor decorative order ..... £75.00 pcm  
Lack of curtains, no bathroom door,  
inadequate regulation of central heating ..... £50.00 pcm  
Net market rent ..... **£525.00 pcm**

**Decision**

The decision of the Committee is that the market rent is £525.00 per calendar month, with effect from the date of receipt of the tenants' application, viz 8<sup>th</sup> August 2005.

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.