

EASTERN RENT ASSESSMENT PANEL

SUMMARY STATEMENT OF REASONS FOR THE DECISION OF THE COMMITTEE WHICH MET ON 27TH MAY 2004 TO DETERMINE A FAIR RENT in respect of 2 Aubrey's Cottages, Church Street, Boxted, Colchester, Essex CO4 5SU

Landlord	:	Mr W Barclay
Tenants	:	Mr and Mrs D Mason
Rent at date of Application	:	£52 per week
Rent proposed by Landlord	:	£150 per week
Rent determined by Rent Officer	:	£66.50 per week
Rent determined by Committee	:	£67 per week

MEMBERS OF THE COMMITTEE

Mr D T Robertson (Chair)
Mr R Marshall FRICS FAAV
Ms Cheryl St Clair

THE PROPERTY

The Committee inspected the property in the presence of the Tenants and found it as described in the Rent Register except that it has a garage and two of the three rooms on the first floor are linked.

CONDITION

Fair with some evidence of damp. Gutters were poor and some of the exterior decoration was also poor.

TENANTS' IMPROVEMENTS

Improvements include a modern fitted kitchen garage and fencing.

LOCATION

Rural. About 3 miles away from shops and other facilities with poor public transport.

SCARCITY

Assessed at approximately 15%

THE LAW APPLIED

See attached

OPEN MARKET RENT

Taking into account evidence and the Committee members' knowledge and experience, they decided that a similar property in good condition with all modern facilities provided by the Landlord would achieve £135 per week

COMMITTEE'S CALCULATIONS

Open market rent	£135 p.w.
Less global deduction for condition and lack of modern facilities	£47 p.w.
Deduction for tenants' improvements	<u>£5 p.w.</u>
Open market rent for this property	£83 p.w.
Deduct approximately 15% for scarcity	<u>£12.50 p.w.</u>
Balance	£70.50 p.w.

THE RENT ACTS (MAXIMUM FAIR RENT ORDER) 1999

The capping provisions of the Order apply to this case.
The 'capped' rent calculated in accordance with the formula set out in the Order is

£67 p.w.

DECISION

As the 'capped' rent is less than the Committee's calculations, the fair rent is

£67 p.w.



Mr D T Robertson
Chair

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