

EASTERN RENT ASSESSMENT PANEL

**Summary Statement Of Reasons for the decision of the Committee
which met on 27 July 2004 to determine a Fair Rent in respect of 192 Chalvey Grove,
Slough, Berks SL1 2TE**

Landlord: Bankway Properties Ltd

Tenant: Mr W Lunn

Rent at Date of Application: £71.00 per week

Rent Proposed by Applicant : £920.00 per calendar month

Rent Determined by Rent Officer: £78.00 per week

Rent Determined by Committee: £79.00 per week

Members of the Committee:	Mrs Tessa J Gordon	Chairman
	Mrs H Bowers MRICS	Valuer
	Mr R Martin	Lay Member

THE PREMISES: The Committee inspected the property in the presence of the Tenant and found it as described in the Rent Register.

CONDITION: Good.

TENANT'S IMPROVEMENTS: Double glazing, connection to main drainage, refurbished kitchen and bathroom.

LOCATION: Cippenham, close to Slough and motorway access.

SCARCITY: Assessed at 15%

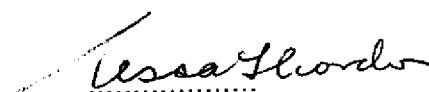
THE LAW APPLIED: As attached.

OPEN MARKET RENT: Taking into account evidence and Committee members' knowledge and experience, decided at £190.00 per week for similar property in good condition with modern facilities, carpets, curtains and some white goods.

COMMITTEE'S CALCULATIONS:	Open market rent	£190.00pw
	less global deduction for condition and lack of modern facilities, white goods etc	<u>£62.00 pw</u>
	Open market for subject property	£128.00 pw
	15% deduction for scarcity	<u>£20.00pw</u>
		£108.00 pw

THE RENT ACTS (MAXIMUM FAIR RENT) ORDER 1999: The 'capped' rent calculated in accordance with the formula set out in the Order is £79.00 per week.

DECISION: The Fair Rent is therefore £79.00 per week exclusive of Rates and Council Tax.



Mrs Tessa J Gordon
Chairman
3 August 2004

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.