

EASTERN RENT ASSESSMENT PANEL

STATEMENT OF REASONS FOR THE DECISION OF THE COMMITTEE WHICH MET ON 10th MARCH 2004 TO MAKE DETERMINE PURSUANT TO SECTION 22 OF THE HOUSING ACT 1988 IN RESPECT OF 200 NORTHAMPTON ROAD, WELLINGBOROUGH NORTHAMPTONSHIRE, NN83PW

File Reference No.:	CAM/34UH/MDR/2004/0002
Landlord:	Mr P Jakeways
Landlord's Agent:	Bill Wych & Co, 43-45 Midland Road, Wellingborough, Northamptonshire NN8 1HF
Tenant:	Mr R J Burgess and Ms PAF Shelley
Existing Rent:	£700.00 per calendar month
Determination by the Committee:	None
Members of the Committee:	Mr JR Morris LLM (Chairman) Mr GRC Petty FRICS Mrs J de M Ambrose
Clerk to the Committee:	Mr J Childe

THE PREMISES

The subject property is a mature two storey semi-detached house built of brick and part rendered. The property was described by the Landlord's Agent as comprising a reception hall, cloaks cupboard, drawing room, living room, fitted kitchen and utility room and study/guest room with en suite on the ground floor, and bathroom and four bedrooms on the first floor. Outside there is a gravel drive to the front of the house and garden to the rear. The subject property is stated to have centrally heating. The subject property is situated in a predominantly residential area on a busy road next to a shop. The Committee were not able to obtain access to the property and so relied upon the Landlord Agent's description and an external viewing of the front of the house.

THE TENANCY

The subject tenancy commenced as a contractual Assured Shorthold Tenancy on the 21st October 2004 for a term of six months.

THE DECISION

The Committee were precluded from making a determination as it did not consider there are a sufficient number of similar dwelling houses in the locality let on assured tenancies.

Signed 
John R. Morris (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 form the receipt of this document. The papers will then be returned to the Chair for such detailed reasons to be prepared.

Caution

The Committee inspected the subject property for the purposes of reaching this decision. The inspection was not a structural survey and any comments about the condition of the property in this summary must not be relied rely upon as a guide to the structural condition of the property.