

EASTERN RENT ASSESSMENT PANEL

Summary Statement of Reasons for the decision of the Committee which met on 3 November 2004 to consider an application under Section 22 of the Housing Act 1988 in respect of 53 Wentworth Drive, Felixstowe, Suffolk IP11 9LB

Landlord	:	Miss L. Leslie
Tenant	:	Mr. D. Wilson & Ms. M. Bowen
Rent at Date of Application	:	£525.00 per calendar month
Rent Determined by Committee	:	No Determination
Members of the Committee	:	Mrs. Judith H. Lancaster Mr. Edward A. Pennington FRICS Mr. Donald Wilson

THE PREMISES

The property is a semi-detached bungalow with gas central heating, carpets, some blinds, white goods and some furniture provided by the Landlord.

ACCOMMODATION

The bungalow has a hall, sitting room, kitchen, bathroom/WC and two double bedrooms.

CONDITION

Generally satisfactory.

TENANTS IMPROVEMENTS

The Tenant have tidied the garden, installed an oven, paid for replacement hob (the Landlord paid for installation). They have replaced some of the carpets with vinyl flooring.

LOCATION

The property is situated in a residential area of old Felixstowe.

LAW APPLIED

Section 22 Housing Act 1988 as amended.

OPEN MARKET RENT

Taking into account the evidence submitted and the Committee members' knowledge and experience, decided at £560.00 per calendar month for a similar property in good condition with modern facilities, carpets, curtains and some white goods.

COMMITTEE'S CALCULATIONS

Open market rent	£560.00 pcm
less global deduction for condition and lack of modern facilities, white goods etc	£10.00 pcm
Open market rent for subject property	£550.00 pcm

DECISION

The Committee determined that a rent of £525.00 per calendar month is not significantly higher than the rent which the Landlord might reasonably be expected to obtain under the Tenancy and so no determination under section 22 of the Housing Act 1988 was made.



Mrs. Judith H. Lancaster
Chairman

Important Note: This is a summary of the Committee's reasons for its decision. Should you require more detailed reason, they can be supplied but only if a written request for such reason 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.