

EASTERN RENT ASSESSMENT PANEL

SUMMARY STATEMENT OF REASONS FOR THE DECISION OF THE COMMITTEE

**WHICH MET ON 17 November 2005 TO DETERMINE A FAIR RENT IN RESPECT OF
5 COVENTRY ROAD, READING, RG1 3ND**

Landlord:	Bankway Properties Ltd	
Tenant:	Mrs B Cholwill	
Rent at Date of Application:	£89 per week	
Rent Proposed by Applicant:	£1150 per cal month	
Rent Determined by Rent Officer:	£99 per week	
Rent Determined by Committee:	£99.50 per week	
Members of the Committee:	Mrs Tessa J Gordon	Chairman
	Mrs Sarah Redmond BSc ECON MRICS	Valuer
	Mr Robert G 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:

Fair

LOCATION:

Outskirts of Reading: quiet residential road

SCARCITY:

Assessed at 10 %

THE LAW APPLIED:

Rent Act 1977. Section 70 (See attached)

OPEN MARKET RENT:

Taking into account evidence and Committee members' knowledge and experience, decided at **£ 150 per week** for similar property in good condition with modern facilities, carpets, curtains and some white goods.


COMMITTEE'S CALCULATIONS:

Open market rent	£ 150 per wk
less global deduction for condition and lack of modern facilities, white goods etc	£ 37.50
open market for subject property	£ 112.50
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10 % Scarcity	£ 11.25
	= £ 101.25

Determined at £101.00 per week

THE RENT ACTS (MAXIMUM FAIR RENT) ORDER 1999:

The 'capped' rent calculated in accordance with the formula set out in the order is **£ 99.50 per month**. The Fair Rent is accordingly **£ 99.50 per week** exclusive of rates and Council Tax.


Mrs Tessa J Gordon
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 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.
