

EASTERN RENT ASSESSMENT PANEL

Case number : CAM/33UF/MNR/2005/0097

HOUSING ACT 1988



SUMMARY STATEMENT OF REASONS for the decision of the Committee which met on Wednesday 19th October 2005 to determine the open market rent in respect of :

Bunn's Farmhouse, Withergate Road, Worstead, North Walsham, Norfolk NR28 9SF

Landlord Mr G A Paterson
Tenant Mr & Mrs T I Farrow
Rent proposed by Applicant £500.00 per calendar month
Rent determined by Committee £480.00 per calendar month

Members of the Committee	Mr G K Sinclair (chairman), Mr J B Shrive FRICS FAAV (valuer) & Mr R S Rehahn (lay member)
---------------------------------	--

The Premises	The Committee inspected the subject property, a detached brick chalet bungalow with a tiled roof built in the 1960s. On the ground floor are two reception rooms, kitchen and bathroom. Upstairs are two bedrooms with dormer windows. The property is set well back from the road, in the middle of a large garden, laid mainly to grass
---------------------	---

Condition	The decorative order of the property has been much improved by the tenants, including the provision of new laminated floors and some carpeting, as well as painting and papering. The electricity supply was seen to be protected by new RCBs, but the tenants had been advised that wiring to light switches is not properly earthed. The property has oil-fired central heating and the loft is insulated. Some radiators leak and another control is defective.
------------------	--

Tenants' improvements	New flooring and carpets, extensive redecoration, new fire grate.
------------------------------	---

Location	On minor rural road, 1km north of village of Worstead (c.2km from Worstead railway station), and c.3km from North Walsham, with shops, some financial and professional services, and railway station. Primary school in village, with secondary schooling at North Walsham. Ready access to A149 and B1150 roads, with hospitals, professional and financial services, and principal shopping and transport links at Norwich.
-----------------	---

Law applied	Housing Act 1988 ss.13 & 14
Open market rent	Taking into account comparable evidence available (4 x 3-bedroom houses) & Committee members' knowledge and experience : £500 pcm for property of similar size in good condition & with modern facilities
Calculations	<p>OMV £500.00 pcm</p> <p>Less :</p> <p>defective electric wiring,</p> <p>radiators not all serviceable</p> <p>poor layout (bathroom on ground floor, kitchen with 5 doors, so too much unusable space)</p> <p>absence of carpets & curtains <u>£20.00 pcm</u></p> <p>Net market rent £480.00 pcm</p>
Decision	The decision of the Committee is that the market rent is £480.00 per calendar month, with effect from the date of the landlord's notice of increase, viz 1 st September 2005.

Signed 

Graham Sinclair - Chairman, for the Rent Assessment Committee

Note : This is a summary of the Committee's reasons for its decision. Should you require more detailed reasons they can be supplied only if a written request for such reasons is received by the Panel Office within 21 days from receipt of this document.