

EASTERN RENT ASSESSMENT PANEL

Case number : CAM/33UB/MNR/2005/0078

HOUSING ACT 1988



SUMMARY STATEMENT OF REASONS for the decision of the Committee which met on Wednesday 10th August 2005 to determine the open market rent in respect of :

2 Reynolds Cottages, Broom Green, North Elmham, Dereham, Norfolk NR20 5EW

Landlord T R E Cook, Sennowe Park, Guist
Tenant Ms M C Cornish
Rent proposed by Applicant £375.00 per cal mth
Rent determined by Committee £310.00 per cal mth

Members of the Committee

Mr G K Sinclair (chairman), Mr G J Dinwiddy FRICS (valuer) & Mr R S Rehahn (lay member)

The Premises

The Committee inspected the subject property, a nineteenth century 3-bedroom mid-terrace house of brick construction under a tiled roof. The property is situate close to the narrow but busy road, with a large irregular shaped garden and land to the front and a shed and shared access at the rear.

Condition

Small, dark, basic kitchen with coal fire and dated fittings to rear. No obvious structural problems save for a defective back door. Solid fuel fire in front room with defective and unusable back boiler (required to heat radiators). Hot water from immersion heater. Single-glazed wooden windows throughout. No carpet on stairs. Tired looking.

Tenants' improvements

Tenant has created garden to immediate front in lieu of previous wilderness.

Location

On B1110 Guist – North Elmham road, in remote agricultural location. Limited facilities in North Elmham village, but shopping, schools, doctor and other professional services at Fakenham 7½ miles to north or East Dereham 6½ miles to south, and main centre 21 miles away at Norwich

Law applied

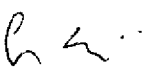
Housing Act 1988 ss.13 & 14

Open market rent Taking into account comparable evidence available & Committee members' knowledge and experience : £450 pcm for property in good condition & modern facilities

Calculations

OMV	£450.00 pcm
Less :	
Poor natural light	£20.00 pcm
No white goods	£20.00 pcm
Poor/defective heating	£40.00 pcm
Basic kitchen	£30.00 pcm
Remote agricultural location	<u>£30.00 pcm</u>
Net market rent	£310.00 pcm

Decision The decision of the Committee is that the market rent is £310 per calendar month. This significant increase on the passing rent and the tenant's personal circumstances are such that undue hardship would be caused, and the increase will take effect from the most recent rent date, viz 26th July 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.