

**EASTERN RENT ASSESSMENT PANEL**

**SUMMARY STATEMENT OF REASONS FOR THE DECISION OF THE  
COMMITTEE WHICH MET ON 3 MARCH 2005 TO DETERMINE A  
RENT IN RESPECT OF 53 PETERS COURT, RUSSELL CLOSE,  
BASILDON, ESSEX**

**Landlord:** Southern Housing Group Ltd

**Tenant:** Mrs B Hayward

**Rent at Date of Application:**

**Rent Proposed by Applicant:**

**Rent Determined by Committee:** £287.50 per month

**Members of the Committee:** Mr Graham Wilson (Chair)  
Mr Frank W J James FRICS  
Mr Anthony J Jackson JP

**THE PREMISES:**

These were essentially as described in the Rent Register, but there was an outside bin-store, and an allocated parking space.

**CONDITION:**

Externally the windows were in good condition. The Tenant had installed “white goods” and carpets and curtains.

**TENANT’S IMPROVEMENTS:**

See above (Condition).

**LOCATION:**

Near to centre of Laindon and convenient for public transport

**SCARCITY:**

15%

**THE LAW APPLIED:**

See attached

**OPEN MARKET RENT:**

Taking into account evidence and Committee members' knowledge and experience, decided at £450.00 for similar property in good condition with modern facilities, carpets, curtains and some white goods.

**COMMITTEE'S CALCULATIONS:**

Open market rent	£450.00
Less global deduction for condition, lack of white goods, carpets and curtains etc	£ 34.00
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Open market rent for subject property	£416.00
Less scarcity 15%	£ 62.40
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	£354.00

**THE RENT ACTS (MAXIMUM FAIR RENT)****ORDER 1999:**

£287.50

**DECISION:**        The Committee considered that the premises might reasonably be expected to be let on the open market for £287.50 and determined the rent accordingly.

A handwritten signature in black ink, appearing to read 'Graham Wilson', written over a dotted line.

**Graham Wilson**

**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.