

EASTERN RENT ASSESSMENT PANEL

SUMMARY STATEMENT OF REASONS FOR THE DECISION OF THE COMMITTEE WHICH MET ON 24 MARCH 2003 TO CONSIDER AN APPLICATION PURSUANT TO SECTION 22 OF THE HOUSING ACT 1988 IN RESPECT OF AN ASSURED SHORTHOLD TENANCY OF WINDRUSH, 27 EGREMONT ROAD, DISS, NORFOLK

Landlord: Messrs Banks-Callaby & Co

Tenant: Mrs J M Ford

Rent Before Application: £450.00 per calendar month

Decision of Rent Assessment Committee: The Committee did not make a determination

Members of the Committee Mr V C Raywood (Chair)
Mr W J Tawn FRICS FB Eng FNAEA
Mr P A Tunley

THE PREMISES: Detached bungalow with two bedrooms, living room, kitchen, bathroom, garden and garage. Let with cooker, fridge freezer, washing machine, three piece suite and carpets and curtains.

CONDITION: The window sash cord in one bedroom needs attention. Shed roof needs repair.

LOCATION: In a residential development North West of Diss. Usual amenities nearby.

On 21 February 2003, the Applicant applied to the Rent Assessment Committee pursuant to Section 22 (1) of the Housing Act 1988 for a determination of the rent which, in the Committee's opinion, the Landlord might reasonably be expected to obtain under the Assured Shorthold Tenancy.

Section 22 (3) of the Act provides that the Committee shall not make such a determination, unless they consider:

- (a) That there is a sufficient number of similar dwelling houses in the locality let on Assured Tenancies (whether shorthold or not); and
- (b) That the rent payable under the Assured Shorthold Tenancy in question is significantly higher than the rent which the Landlord might reasonably be expected to be able to obtain under the tenancy, having regard to the level of rents payable under the tenancies referred to in (a) above.

Taking into account the Committee members' knowledge and experience, the Committee considered that the rent payable under the tenancy was not significantly higher than the rent which the Landlord might reasonably be expected to be able to obtain under the tenancy, having regard to the level of rents payable under the tenancies referred to in paragraph (a) above.

The Committee was, therefore, unable to make a determination.

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V C Raywood
Chair