

EASTERN RENT ASSESSMENT PANEL

Summary Statement of Reasons for the decision of the Committee which met on 28, November 2006 to determine a rent under section 14 of the Housing Act 1988 in respect of Room 8, 24, Bateman Street, Cambridge, CB2 1NB

Landlord	:Mr Philip d'Aubigny Keith Roach
Tenant	:Mr Sardar Tejendrasingh
Rent at Date of Application	:£ 45.00 per week, including council tax, water rates, cleaning and electricity
Rent Proposed by Landlord	:£ 75.00 per week, including council tax, water rates, cleaning and electricity
Rent Determined by Committee	:£ 67.00 per week, including council tax, water rates, cleaning and electricity

Members of the Committee:

Mrs. Judith H. Lancaster – Chairman
Mr. John B. Shrive – Valuer Member
Mr Peter A. Tunley- Lay Member

THE PREMISES:

The subject property is a bed-sitting room on the second floor of a Victorian terraced house. The Committee were not given access by the tenant to the subject property, but were shown a comparable room in another house in the same street. The subject property has access to communal shower facilities/WC, washing machine and tumble dryer. The Landlord pays for the cleaning of the common parts, council tax, water rates and electricity bills, all of which are levied on the house as a single unit.

CONDITION:

External; satisfactory.

Internal; unable to assess.

TENANT'S IMPROVEMENTS:

Unable to assess

LOCATION:

In residential area, close to centre of Cambridge.

THE LAW APPLIED:

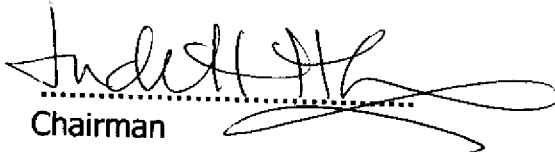
Section 14 of the Housing act 1988

OPEN MARKET RENT:

Taking into account the evidence and the Committee members' knowledge and experience, the Committee decided the open market rent at £70.00 per week for similar property with carpets and curtains and some white goods, and made a deduction of £3.00 per week to take account of the fact that no carpets, curtains or white goods have been supplied by the Landlord since the beginning of the tenancy in 1989.

DECISION:

The Committee therefore determined a rent of £67.00 per week including council tax, water Rates, cleaning of the common parts and electricity.



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.