

EASTERN RENT ASSESSMENT PANEL

SUMMARY STATEMENT OF REASONS FOR THE DECISION OF THE COMMITTEE WHICH MET ON 23rd APRIL 2003 TO DETERMINE AN OPEN MARKET RENT IN RESPECT OF 86 LESLIE ROAD, RAYLEIGH, ESSEX.

Landlord	:	Mrs. J. Goodge
Tenants	:	Mr. & Mrs. B. Gibbons
Rent at Date of Application	:	£410 per calendar month
Rent proposed by Landlord	:	£700 per calendar month

MEMBERS OF THE COMMITTEE : Mr. D.T. Robertson (Chair)
Mr. R. Marshall FRICS FAAV
Mr. R.S. Rehahn

THE PROPERTY : The Committee inspected the property in the presence of the Tenant it being as described in Section 3 of the Tenants' application.

CONDITION : Fair.

TENANTS' IMPROVEMENTS : Numerous.

LOCATION : Primarily a residential area.

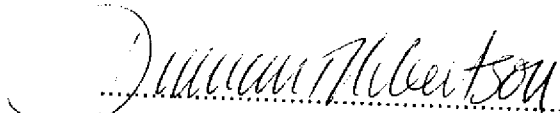
RENT ASSESSMENT : From the Committee members' knowledge and experience they decided at £700 per calendar month that for a similar property in good condition with modern facilities including carpets, curtains and some white goods provided by the Landlord.

COMMITTEE'S CALCULATIONS :

Open market rent for similar property:	£700 pcm
Less global deduction for lack of Landlord's carpets, curtains, white goods and condition:	£70 pcm
Less deduction for Tenants' improvements:	£ 70 pcm

DECISION OF COMMITTEE :

Open market rent for this property	£560 pcm
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Mr. D.T. Robertson (Chair)

27 May 2003

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 receipt of this document. The papers will then be returned to the Chair for such detailed reasons to be prepared.