
SIMPSON ROBERTSON & EDGINGTON

Solicitors

'Barringtons' Hockley Road Rayleigh Essex SS6 8EH
Telephone: (01268) 778311
FAX: (01268) 745121 DX 50604 Rayleigh

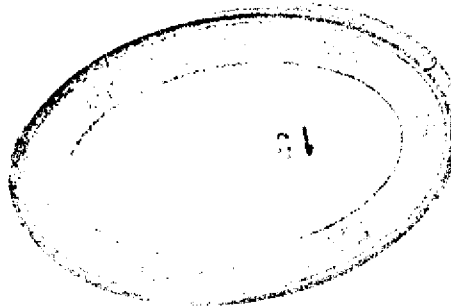
Partners:
Bruce M. Edgington
Duncan T. Robertson
Keith R. Simpson LLB. (Hons)
~~Kay Strohmer~~

Our Ref DR.VAA.RA.04/025

18 March 2004

Your Ref

Miss Jen Peck
Eastern Rent Assessment Panel
Great Eastern House
Tenison Road
Cambridge CB1 2TR



Dear Jen,

**re: 30 Chigwell Lane, Loughton and St. Johns,
400 Southend Road, Stanford le Hope**

Please find enclosed Summary Statements of Reasons which have been approved by Mr Marshall and Mrs Alves. Could you please add appropriate Statement of the Law to the Summary on 400 Southend Road. Please date and then distribute appropriately.

Yours sincerely

DUNCAN T. ROBERTSON
pp SIMPSON ROBERTSON & EDGINGTON
Encs.

EASTERN RENT ASSESSMENT PANEL

SUMMARY STATEMENT OF REASONS FOR THE DECISION OF THE COMMITTEE WHICH MET ON THE 9TH MARCH 2004 TO DETERMINE A FAIR RENT IN RESPECT OF ST. JOHNS, 400 SOUTHEND ROAD, STANFORD LE HOPE, ESSEX SS17 8JA

Landlord	:	Bankway Properties Ltd
Tenants	:	Mr & Mrs D.J. Matthews
Rent at date of Application	:	£232.50 per calendar month
Rent proposed by Landlord	:	£349.00 per calendar month
Rent Determined by Rent Officer	:	£251.50 per calendar month (uncapped it would have been £337.00 per calendar month)
Rent Determined by the Committee	:	£254.00 per calendar month (uncapped it would have been £350.00 per calendar month)

MEMBERS OF THE COMMITTEE : Mr D.T. Robertson (Chair)
Mr R. Marshall FRICS, FAAV
Mrs A. Alves JP

THE PROPERTY : The Committee inspected the property in the presence of the Tenants and found it as described in the Rent Register noting in particular that it had been improved by the Landlords in August of 2003 by the installation of two double glazed windows at the front

CONDITION : Generally fair with evidence of some cracking in the flank wall and repairs required to chimney stacks

TENANT'S IMPROVEMENTS : There have been minor improvements by the Tenants taken into account but none requiring specific deduction

LOCATION : Primarily a residential area about 1 mile from shops and other amenities

SCARCITY : Assessed at 20%

THE LAW APPLIED

: See attached

OPEN MARKET RENT

: From the Committee members knowledge and experience they decided that the rent would be £625.00 per calendar month for a similar property in good condition with all modern amenities supplied by the landlord

COMMITTEE'S CALCULATIONS

Open market rent	£625 pcm
Less global deduction for condition and lack of modern amenities	<u>£187.50pcm</u>
	£437.50 pcm
Deduct	
Scarcity 20%	<u>£ 87.50</u>
	<u>£350.00</u>

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

: The Committee then considered if capping should apply. The Committee assessed what a fair rent would be without the works of improvement carried out by the Landlord and determined that the rent in that case would be £337.00 per calendar month. Deducting £337.00 from £350.00 gives an increase of £13.00 per calendar month in rent which is solely due to the works undertaken by the Landlord. This is less than 15% of the previous registered rent and therefore the exemption from capping does not apply.

DECISION

: The Fair Rent as capped is £254.00 per calendar month

**DUNCAN T. ROBERTSON****Chair**

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.

(Val ra - srstjohn)