

EASTERN RENT ASSESSMENT PANEL

SUMMARY STATEMENT OF REASONS FOR THE DECISION OF THE COMMITTEE WHICH MET ON 3 November 2004 TO DETERMINE A FAIR RENT IN RESPECT OF 33A MARKET HILL, FRAMLINGHAM, WOODBRIDGE, SUFFOLK IP13 9BA

Landlord	:	Carbury Investments Ltd.
Tenant	:	Mrs. E. Rayner-Green
Rent at date of Application	:	£3211.50 per annum
Rent proposed by Applicant	:	£5200.00 per annum
Rent determined by Rent Officer	:	£3480.00 per annum
Rent determined by Committee	:	£3480.00 per annum

MEMBERS OF THE COMMITTEE

Mrs. Judith Lancaster
Mr. Edward A. Pennington FRICS
Mr. Donald Wilson

THE PREMISES

The Committee inspected the property in the presence of the Tenant and found it as described in the Rent Register.

The Committee noted that there was no central heating, carpets, curtains, white goods or furniture provided by the Landlord.

CONDITION

External: generally neglected and requiring repointing and redecoration. The Window frames appear rotten in places.

Internal: the kitchen fittings are very basic, and the bathroom fittings are old and worn. The hot water system appears old and defective with very low water pressure. The windows are ill-fitting in places. The kitchen floorboards appear to be defective in places. The internal wall surfacing consists of papered-over hardboard cladding in some areas, and suffers bulges and cracking in many places. Some but not all of the electrical wiring appears to have been renewed.

THE TENANT'S IMPROVEMENTS

None of significance.

LOCATION

On a market square in the centre of town.

SCARCITY

Assessed at 10%

THE LAW

Attached to this Statement of Reasons is a resume of the law as applied by the Committee.

OPEN MARKET RENT

Taking into account evidence and Committee members' knowledge and experience, decided at £625.00 per calendar month for similar property in good condition with modern facilities, carpets, curtains and some white goods.

THE COMMITTEE'S CALCULATIONS

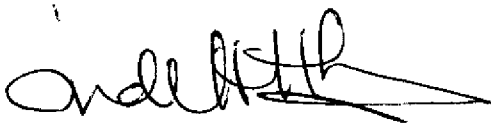
Open market rent	£625.00 pcm
less global deduction for condition and lack of modern facilities, white goods etc	£305.00 pcm
open market rent for subject property	£320.00 pcm
10% deduction for scarcity	£32.00 pcm
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	£288.00 pcm
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This equates to	£3456.00 per annum

THE RENT ACTS (MAXIMUM FAIR RENT) ORDER 1999

The 'capped' rent calculated in accordance with the formula set out in the Order is £3582.50 per annum.

DECISION

As the Committee's determination is very close to the Rent Officers decision the Committee decided to confirm the Rent Officers decision. This figure is below the 'capped' rent and therefore this figure, £3480.00 per annum is the maximum Fair Rent.



Mrs. Judith H. Lancaster
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 property. Such inspection is not a structural survey and only takes a few minutes. Any comments about the condition of the property 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 property