

EASTERN RENT ASSESSMENT PANEL

**Summary Statement Of Reasons for the decision of the Committee
which met on 14 August 2003 to determine a Rent under the Housing Act 1988 in
respect of 47 Lent Rise Road, Burnham, Slough SL1 7NY**

Landlord: Bradford Property Trust Ltd

Tenant: Mrs C Martin

Rent at Date of Application: £106.00 per week

Rent Proposed by Landlord : £115.38 per week

Rent Determined by Committee: £110.00 per week

Members of the Committee:	Mrs T J Gordon	Chairman
	Mrs S Redmond Bsc ECON MRICS	Valuer
	Lady P Yardley	Lay Member

THE PREMISES: 47 Lent Rise Road, Burnham, Slough, Berks SL1 7NY

ACCOMODATION: Mid-Terraced house comprising 4 rooms, kitchen and bathroom/WC, small rear yard.

CONDITION: Unmodernised, poor layout, with bathroom adjacent to kitchen, evidence of damp, lack of landlord's heating.

TENANT'S IMPROVEMENTS: Some improvements in kitchen, 3 internal doors, space heating.

LOCATION: Residential.

THE LAW APPLIED: Section 14 Housing Act 1988 as amended.

OPEN MARKET RENT: Taking into account Committee members' knowledge and experience, decided at £175.00 pw for similar property in good condition with modern facilities, carpets, curtains and some white goods.

COMMITTEE'S CALCULATIONS:	Open market rent	£175.00pw
	less global deduction for condition and	
	lack of modern facilities, white goods etc	<u>£65.00pw</u>
	Open market for subject property	£110.00pcm

DECISION: The Committee determined a rent of £110.00 per week, exclusive of rates and Council Tax to take effect from 16 June 2003.


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Mrs T J Gordon
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.