File Ref No.

CHI/45UE/F77/2020/0006

## Notice of the Tribunal Decision

## Rent Act 1977 Schedule 11

_	The Tribun	al members were	
	Mr W Gater FRICS MCIArb		
Southern Housing Group Limited			
Mr M Seager			
Per	Calendar Month		rates and council tax amounts in paras
11 May 2020			
n/a		Per	n/a
••			, , <b>,</b> ,
	Mr M Se Per 11 May not appli	Mr W Gater Southern Housing Gro Mr M Seager Per Calendar Month 11 May 2020 n/a not applicable	Southern Housing Group Limited       Mr M Seager       Per     Calendar Month       (excluding water but including any 3&4)       11 May 2020       n/a

4. The amount for fuel charges (excluding heating and lighting of common parts) not counting for rent allowance is

n/a	Per	n/a
not applicable		

5. The rent is not to be registered as variable.

6. The capping provisions of the Rent Acts (Maximum Fair Rent) Order 1999 apply (please see calculation overleaf).

7. Details (other than rent) where different from Rent Register entry

8 For information only:		

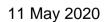
8. For information only:

(a) The fair rent to be registered is not limited by the Rent Acts (Maximum Fair Rent) Order 1999, because it is below the maximum fair rent of £399.00 per calendar month prescribed by the Order.

Chairman

Mr W Gater FRICS MCIArb

Date of decision



## MAXIMUM FAIR RENT CALCULATION

LATEST RPI	FIGURE	x	292.6				
PREVIOUS RPI FIGURE		Y	278.1				
x	292.6	Minus Y	278.1	= (A)	14.5		
(A)	14.5	Divided by Y	278.1	= (B)	0.052		
First application for re-registration since 1 February 1999 NO							
If yes (B) plus 1.075 = (C)							
lf no (B) plus 1.(	05 = (C)	1.102					
Last registered rent*				tiplied by (C) =	398.69		
*(exclusive of any variable service charge)							
Rounded up to	nearest 50p =	£399.00					
Variable service	charge	NO					
If YES add amou	unt for services						
MAXIMUM FAIR	RENT =	£399.00		Per	Calendar Month		

## **Explanatory Note**

- 1. The calculation of the maximum fair rent, in accordance with the formula contained in the Order, is set out above.
- 2. In summary, the formula provides for the maximum fair rent to be calculated by:
  - (a) increasing the previous registered rent by the percentage change in the retail price index (the RPI) since the date of that earlier registration and
  - (b) adding a further 7.5% (if the present application was the first since 1 February 1999) or 5% (if it is a second or subsequent application since that date).

A 7.5% increase is represented, in the calculation set out above, by the addition of 1.075 to (B) and an increase of 5% is represented by the addition of 1.05 to (B).

The result is rounded up to the nearest 50 pence.

- 3. For the purposes of the calculation the latest RPI figure (x) is that published in the calendar month immediately before the month in which the Tribunal's fair rent determination was made.
- 4. The process differs where the tenancy agreement contains a variable service charge and the rent is to be registered as variable under section 71(4) of the Rent Act 1977. In such a case the variable service charge is removed before applying the formula. When the amount determined by the application of the formula is ascertained the service charge is then added to that sum in order to produce the maximum fair rent.