

Notice of the Tribunal Decision

Rent Act 1977 Schedule 11

Address of Premises

24 Bookbinders Cottages, Bawtry Road,
London, N20 0SS

The Tribunal members were

Mr Charles Norman FRICS

Landlord

The Book Trade Charity

Tenant

Ms Josie Brooker

1. The fair rent is

630.00

Per

Calendar
Month

(excluding water rates and council tax
but including any amounts in paras
3&4)

2. The effective date is

08 June 2021

3. The amount for services is

N/A

Per

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

N/A

Per

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

6. The capping provisions of the Rent Acts (Maximum Fair Rent) Order 1999 do not apply because 1st registration.

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

Tenancy commenced 1985. The property does have central heating. There is no outside WC. There is garden access.

Chairman

Mr Charles Norman

Date of decision

Wednesday 9th
June 2021

MAXIMUM FAIR RENT CALCULATION

LATEST RPI FIGURE	X	<input style="width: 95%;" type="text"/>
PREVIOUS RPI FIGURE	Y	<input style="width: 95%;" type="text"/>
X		<input style="width: 15%;" type="text"/>
	Minus Y	<input style="width: 15%;" type="text"/>
		= (A)
<input style="width: 15%;" type="text"/>		<input style="width: 15%;" type="text"/>
	Divided by Y	<input style="width: 15%;" type="text"/>
		= (B)
<input style="width: 15%;" type="text"/>		<input style="width: 15%;" type="text"/>

First application for re-registration since 1 February 1999 YES/NO

If yes (B) plus 1.075 = (C)	<input style="width: 60%;" type="text"/>
If no (B) plus 1.05 = (C)	<input style="width: 60%;" type="text"/>
Last registered rent*	<input style="width: 15%;" type="text"/>
*(exclusive of any variable service charge)	
	Multiplied by (C) =
	<input style="width: 15%;" type="text"/>
Rounded up to nearest 50p =	<input style="width: 60%;" type="text"/>
Variable service charge	YES / NO
If YES add amount for services	<input style="width: 15%;" type="text"/>
MAXIMUM FAIR RENT =	<input style="width: 15%;" type="text"/>
	£
	Per
	<input style="width: 15%;" type="text"/>

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.