

Notice of the Tribunal Decision**Rent Act 1977 Schedule 11****Address of Premises**52 Shalfleet Drive, Alvaston, Derby,
Derbyshire, DE24 0US**The Tribunal members were**Mr Peter J Ellis
Mr Robert Paul Cammidge**Landlord**

The Guinness Partnership

Tenant

Mr John Hughes

1. The fair rent is

£5403.68

Per

Annum

**(excluding water rates and council tax
but including any amounts in paras
3&4)****2. The effective date is**

08 December 2021

3. The amount for services is

£139.68

Per

Annum

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

N/A

Per

N/A

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**

Market rent assessed at a higher figure.

8. For information only:**The fair rent to be registered is the maximum fair rent as prescribed by the Rent Acts (Maximum Fair Rent) Order 1999. The rent that would otherwise have been registered was £6700.00 per annum including £139.68 per annum for services (variable).**

Chairman

Mr Peter J Ellis

Date of decision

08 December 2021

MAXIMUM FAIR RENT CALCULATION

LATEST RPI FIGURE	X		312		
PREVIOUS RPI FIGURE	Y		275.30		
X	312	Minus Y	275.30	= (A)	36.70
(A)	36.70	Divided by Y	275.30	= (B)	0.133309

First application for re-registration since 1 February 1999 NO

If yes (B) plus 1.075 = (C)	N/A		
If no (B) plus 1.05 = (C)	1.183309		
Last registered rent	4448.47	Multiplied by (C) =	5263.915
*(exclusive of any variable service charge)			
Rounded up to nearest 50p =	5264		
Variable service charge	YES		
If YES add amount for services	139.68		
MAXIMUM FAIR RENT =	£5403.68	Per	Annum

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.