First-tier Tribunal – Property Chamber	File Ref No.	BIR/00CT/F77/2022/0007

Notice of the Tribunal Decision

Rent Act 1977 Schedule 11

Address of Premises	**The Tribunal members were**
36 Hungerfield Road Birmingham West Midlands B36 9SD	Mr Nicholas Wint FRICS Mr Derek Douglas

Landlord	Platform Housing Group

Tenant	Mr M Forde

1. The fair rent is	£440.00	**Per**	Month	**(excluding water rates and council tax but including any amounts in paras 3&4)**

2. The effective date is	4 April 2022

3. The amount for services is	£30.44	**Per**	Month

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

	Per	
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

2 bed flat via common entrance within block of 6. External inspection only as access unavailable.

8. For information only:

The fair rent to be registered is not limited by the Rent Acts (Maximum Fair Rent) Order 1999, because it is the below the maximum fair rent of £458.00 per month including £30.44 per month for services (variable) prescribed by the Order.

Chairman	Mr N Wint FRICS	**Date of decision**	4 April 2022

MAXIMUM FAIR RENT CALCULATION

LATEST RPI FIGURE	**X**	320.2

PREVIOUS RPI FIGURE	**Y**	275.3

X	320.2	**Minus Y**	275.3	**= (A)**	44.9
(A)	44.9	**Divided by Y**	275.3	**= (B)**	0.16309481

First application for re-registration since 1 February 1999 NO

If yes (B) plus 1.075 = (C)	

If no (B) plus 1.05 = (C)	1.2131

Last registered rent*	£377.19	**Multiplied by (C) =**	1.2131

***(exclusive of any variable service charge)**

Rounded up to nearest 50p =	£458.00

Variable service charge	**YES**
If YES add amount for services	£30.44

MAXIMUM FAIR RENT =	**£458.00**	**Per**	**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.

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