

Notice of the Tribunal Decision

Rent Act 1977 Schedule 11

Address of Premises

3 Gundulph Road, Bromley, Kent, BR2 9LL

The Tribunal members were

Duncan Jagger MRICS

Landlord

Fairdale Property Trading Limited

Tenant

Mr Alan Careswell

1. The fair rent is

1071

Per

Month

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

2. The effective date is

15th June 2022

3. The amount for services is

Per

not applicable

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 do not apply.

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

None

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 below the maximum fair rent of £1,273.50 per month (See attached calculations)

Chairman

Duncan Jagger
MRICS

Date of decision

15th June 2022

- (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.