Notice of the Tribunal Decision

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Rant	A at	1077	Scho	Shirks	. 11

Address of Premises			The Tribun	al members v	were				
67 Burmester Road, Lond		Mr Richard Waterhouse BSc(Hons) LLM Property L MA			W				
Landlord		Graing	Grainger Finance Company Limited						
Tenant		Mrs Dia	Mrs Diane Terry						
1. The fair rent is	209.50	Per	Week	,		tes and council ta mounts in paras	ìΧ		
2. The effective date is		21 Nov	21 November 2022						
3. The amount for service				Per					
4. The amount for fuel ch rent allowance is	arges (excludin	g heating a	and lighting of	f common pa	rts) not d	counting for			
5. The rent is not to be re	gistered as vari	able.							
6. The capping provision calculation overleaf).	s of the Rent Ac	ts (Maxim	um Fair Rent)	Order 1999 a	pply (ple	ease see			
7. Details (other than ren	t) where differen	t from Rei	nt Register ent	try					
8. For information only:									
(a) The fair rent to be req Fair Rent) Order 1999									
Chairman	Mr Richard Wa	terhouse	Date of d	ecision	21 st No	ovember 2022			

MAXIMUM FAIR RENT CALCULATION

LATEST RPI FIGURE		347.6						
PREVIOUS RPI FIGURE		294.3						
347.6	Minus Y	294.3	= (A)	53.3				
53.3	Divided by Y	294.3	= (B)	0.1811				
First application for re-registration since 1 February 1999 YES/NO								
If yes (B) plus 1.075 = (C)								
05 = (C)	1.2311							
Last registered rent* *(exclusive of any variable service		Multipli	ed by (C) =	209.28				
nearest 50p =	209.50							
Variable service charge								
ınt for services								
MAXIMUM FAIR RENT =			Per	Week				
	PI FIGURE 347.6 53.3 for re-registration 075 = (C) 75 = (C) 7 rent* 7 variable service 1 charge 1 unt for services	PI FIGURE 347.6 Minus Y 53.3 Divided by Y for re-registration since 1 February 075 = (C) No 1.2311 rent* £170.00 variable service charge) nearest 50p = 209.50 charge NO unt for services	PI FIGURE Y 294.3 Minus Y 294.3 53.3 Divided by Y 294.3 for re-registration since 1 February 1999 YES/NO 075 = (C) No 1.2311 rent* £170.00 Multipli variable service charge) nearest 50p = 209.50 charge NO unt for services	PI FIGURE Y 294.3 347.6 Minus Y 294.3 = (A) 53.3 Divided by Y 294.3 = (B) for re-registration since 1 February 1999 YES/NO 075 = (C) No 1.2311 rent* £170.00 Multiplied by (C) = variable service charge) nearest 50p = 209.50 charge NO Int for services				

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.