Notice of the Tribunal Decision

Rent Act 1977 Schedule 11

Address of Premises			The Tribunal members were					
102 Fulwell Road, Teddin TW11 0RQ		Mr Hugh Lumby Solicitor Mr Richard Waterhouse BSc(Hons) LLM Property Law MA						
Landlord								
Tenant	Mr W Prior(Edward)							
1. The fair rent is	£652.80	Per	Calendar Month			ates and council ta amounts in paras	ı X	
2. The effective date is	30 Nov	30 November 2022						
3. The amount for service		N/A		Per				
4. The amount for fuel ch rent allowance is	arges (excluding	heating a	and lighting of	common pa	arts) not	counting for		
		N/A	Per					
5. The rent is not to be re	gistered as varia	ble.						
6. The capping provision calculation overleaf).	s of the Rent Act	s (Maxim	um Fair Rent)	Order 1999 a	apply (pl	ease see		
7. Details (other than rent	t) where different	from Rei	nt Register ent	ry				
8. For information only:								
(a) The fair rent to be reg because it is below th						Order 1999,		
Chairman	Mr Hugh Lur	mby	Date of decision		30 th N	ovember 2022		

MAXIMUM FAIR RENT CALCULATION

LATEST RPI FIGURE		X							
PREVIOUS RPI FIGURE		Y							
x		Minus Y			= (A)				
(A)		Divided by Y			= (B)				
First application for re-registration since 1 February 1999 YES/NO									
If yes (B) plus 1.075 = (C)									
If no (B) plus 1.0	95 = (C)								
Last registered rent*					ed by (C) =				
*(exclusive of any	variable service	charge)							
Rounded up to r	nearest 50p =								
Variable service	charge	YES / NO							
If YES add amou	ınt for services								
MAXIMUM FAIR	RENT =	£		F	Per				

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.