

Notice of the Tribunal Decision

Rent Act 1977 Schedule 11

Address of Premises

First Floor, 25B Richmond Way, W14 0AS

The Tribunal members were

Neil Martindale FRICS
Hugh Lumby

Landlord

Edward Kingston LTD

Tenant

Mrs Fiona Robson

1. The fair rent is

910.00

Per

Calendar Month

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

2. The effective date is

15 May 2023

3. The amount for services is

NIL included

Per

negligible/not applicable

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

nil

Per

negligible/not applicable

5. The rent is/is not to be registered as variable.

6. The capping provisions of the Rent Acts (Maximum Fair Rent) Order 1999 apply.

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

As rent register.

8. For information only:

(a) 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 £ per including £ per for services (variable).

(b) The fair rent to be registered is not limited by the Rent Acts (Maximum Fair Rent) Order 1999, because it is the same as/below the maximum fair rent of £1064.00 per Calendar Month including £0.00 per for services (variable) prescribed by the Order.

Chairman

N Martindale

Date of decision

15 My 2023

MAXIMUM FAIR RENT CALCULATION

LATEST RPI FIGURE	X		367.20			
PREVIOUS RPI FIGURE	Y		291.00			
X	367.20	Minus Y	291.00	= (A)	76.20	
(A)	76.20	Divided by Y	291.00	= (B)	0.2619	

First application for re-registration since 1 February 1999 YES/NO

If yes (B) plus 1.075 = (C)					
If no (B) plus 1.05 = (C)	1.3119				
Last registered rent*	811	Multiplied by (C) =	1063.96		
*(exclusive of any variable service charge)					
Rounded up to nearest 50p =	1064				
Variable service charge	NO				
If YES add amount for services					
MAXIMUM FAIR RENT =	£1064	Per	Cal 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.