First-tier Tribunal – Property Chamber   File Ref No.   CAM/26UF/F77/2023/0010

Notice of the Tribunal Decision

Rent Act 1977 Schedule 11

Address of Premises

148 High Street, Codicote, SG4 8UB

The Tribunal member(s)

Peter Roberts

Landlord

Michael Wager

Tenant

Pamela Young

1. The fair rent is	£812	per	month	(excluding water rates and council tax but including any amounts in paras 3&4)

2. The effective date is	3 May 2023

3. The amount for services included in the rent is	Nil	Per	N/A

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

Nil	Per	N/A

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

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

The Property comprises a mid-terraced period two-storey cottage of brick and slate construction providing two bedrooms at first floor level together with bathroom, kitchen and lounge at ground floor. There is a garden to the rear which includes a store but no off-street parking.
The external elevations appeared to be in reasonable condition although the timber soffits require repair and repainting.
The Property benefits from central heating and UPVC double-glazing which had been installed by the Landlord. Although the windows appeared functional there are brown resinous drips within the glass panes which are unsightly.

~~8. For information only:~~

~~(a) The fair rent to be registered is less than the maximum fair rent as prescribed by the Rent Acts (Maximum Fair Rent) Order 1999. The rent that would otherwise have been registered was [N/A]~~

Chairman	Peter Roberts FRICS CEnv	Date of decision	3 May 2023

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MAXIMUM FAIR RENT CALCULATION

Address of premises

> **148 High Street, Codicote, SG4 8UB**

LATEST RPI FIGURE	x	367.2		
PREVIOUS RPI FIGURE	y	294.3		

x **367.20** minus y **294.3** = (A) **72.9**

(A) **72.9** divided by y **294.3** = (B) **0.247706**

First application for re-registration since 1 February 1999 **No**

If yes (B) plus 1.075 = (C) **N/A**

If no (B) plus 1.05 = (C) **1.297706**

Last registered rent* **625.50** **Multiplied by (C) =** **811.71**
(exclusive of any variable service charge)

Rounded up to the nearest 50 pence = **812**

Variable service charge (Yes/No) **No**

If YES add amount for services = **N/A**

MAXIMUM FAIR RENT = **812** **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 Committee'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.