

Notice of the Tribunal Decision

Rent Act 1977 Schedule 11

Address of Premises

26 Millfield High Ongar Essex CM5 9RJ

The Tribunal members were

Peter Roberts FRICS CEnv

Landlord

Mountview Estates PLC

Tenant

Mr and Mrs Bauckham

1. The fair rent is

£212.54

per

week

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

2. The effective date is

19 June 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 semi-detached property of brick and tile construction providing three bedrooms and bathroom at first floor level together with a lounge which has been temporarily partitioned to form an additional bedroom, lounge, kitchen and single storey storage at ground floor. There is a garden to the rear and a garage to the side.

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 £226 pcm.

Chairman

Peter Roberts
FRICS CEnv

Date of decision

19 June 2023

MAXIMUM FAIR RENT CALCULATION

Address of premises

26 Millfield High Ongar Essex CM5 9RJ

LATEST RPI FIGURE	x	372.8				
PREVIOUS RPI FIGURE	y	296				
x		372.8	minus y	296	= (A)	76.8
(A)		76.8	divided by y	296	= (B)	0.25945
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)						1.3094
Last registered rent* <small>*(exclusive of any variable service charge)</small>		172.50	Multiplied by (C) =			225.88
Rounded up to the nearest 50 pence =		226				
Variable service charge (Yes/No)		No				
If YES add amount for services =		N/A				
MAXIMUM FAIR RENT =		£226	per		week	

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.