File Ref No.

## Notice of the Tribunal Decision

#### Rent Act 1977 Schedule 11

Address of Premises			The Tribunal members were			
Tor House Middleton By Youlgreave Bakewell Derbyshire DE45 1LS			Graham Freckelton FRICS Mrs Kay Bentley			
Landlord		Mr Bing	jham			
Tenant	Mrs M	Mrs M Goodall				
1. The fair rent is	£837.33	Per	Month	(excluding water r but including any 3&4)	ates and council tax amounts in paras	
2. The effective date is		14 Feb	ruary 2024		]	
3. The amount for services is		not a	- pplicable	Per	-	
4. The amount for fuel ch	arges (excludin	g heating a	and lighting o	of common parts) not	counting for	

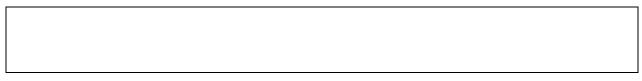
rent allowance is

-	Per	-
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 (please see calculation overleaf).

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



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 £880.00 per month.

Chairman



Date of decision

14 February 2024

# MAXIMUM FAIR RENT CALCULATION

LATEST RPI FIGURE		X	379.0					
PREVIOUS RPI FIGURE		Y	308.6					
x	379.0	Minus Y	3	08.6	= (A)	70.4		
(A)	70.4	Divided by Y	3	08.6	= <b>(B)</b>	0.2281		
First application for re-registration since 1 February 1999 NO								
lf yes (B) plus 1.075 = (C)								
lf no (B) plus 1.05 = (C)		1.2781						
Last registered rent* *(exclusive of any variable service		£7,861.50 charge)		Multiplied by (C) =		£10,047.48		
Rounded up to nearest 50p =		£10,048.00						
Variable service charge		YES						
If YES add amount for services		N/A						
MAXIMUM FAIR RENT =		£10,048.00 (£837.33		Per		Annum 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.