

Notice of the Tribunal Decision

Rent Act 1977 Schedule 11

Address of Premises

Ground Floor Flat 1, 11 Church Lane,
London, N8 7BU

The Tribunal members were

Tribunal Judge Aileen Hamilton-Farey.

Landlord

B & E Estates Ltd

Tenant

Mr Jones & Mrs Jones

1. The fair rent is

£560.00

Per

month

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

2. The effective date is

19 January 2024

3. The amount for services is

N/a

Per

negligible/not applicable

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

N/a

Per

negligible/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 do not apply because 1st registration.

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

Self-Contained ground floor flat comprising two rooms, kitchen, bathroom/w.c., w.c, utility room and garden. With central heating.

8. For information only:

(a) The fair rent to be registered is not limited by the Rent Acts (Maximum Fair Rent) Order 1999 because this is a first registration

Chairman

Aileen Hamilton-Farey

Date of decision

19 January 2024.

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.