

Notice of the Tribunal Decision

Rent Act 1977 Schedule 11

Address of Premises

57 Kendall Avenue
Stratford upon Avon
CV37 6SG

The Tribunal members were

Mr N Wint
Mr Satchwell
Mr Packer

Landlord

BPT (Bradford Property Trust) Limited

Tenant

Mr Harrigan

1. The fair rent is

£675

Per

Month

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

2. The effective date is

19 February 2024

3. The amount for services is

not applicable

Per

not applicable

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

not applicable

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 not limited by the Rent Acts (Maximum Fair Rent) Order 1999, because it is below the maximum fair rent of £783 per month prescribed by the Order.

Chairman

Nicholas Wint
FRICS

Date of decision

19 February 2024

MAXIMUM FAIR RENT CALCULATION

LATEST RPI FIGURE	X	379			
PREVIOUS RPI FIGURE	Y	307.4 8.21			
X	379	Minus Y	307.4	= (A)	71.6
(A)	71.6	Divided by Y	307.4	= (B)	0.2329

First application for re-registration since 1 February 1999 NO

If yes (B) plus 1.075 = (C)			
If no (B) plus 1.05 = (C)	1.2829		
Last registered rent*	£610	Multiplied by (C) =	782.58
*(exclusive of any variable service charge)			
Rounded up to nearest 50p =	£783		
Variable service charge	NO		
If YES add amount for services			
MAXIMUM FAIR RENT =	£783	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 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.