File Ref No.

LON/00AT/F77/2023/0376

## Notice of the Tribunal Decision

## Rent Act 1977 Schedule 11

Address of Premises			The Tribunal members were				
A , 29 Ennismore Avenue		Judge A Jack Tribunal Member K Ridgeway MRICS					
Landlord		Abbeville Properties Ltd					
Tenant		Mr Merlan Kirton					
1. The fair rent is	£538			but including any	r rates and council tax ay amounts in paras		
2. The effective date is		23 <sup>rd</sup> August 2023			]		
3. The amount for services is		N/A		Per			
4. The amount for fuel ch rent allowance is	arges (excluding		ble/not applic and lighting o N/A negligible/no	of common parts) not	counting for		
5. The rent is not to be re	egistered as variab						
6. The capping provision registration.	s of the Rent Acts	(Maxim	um Fair Rent)	) Order 1999 do not a	pply because 1 <sup>st</sup>		
7. Details (other than ren	t) where different	from Re	nt Register er	ntry			
8. For information only: (a) The fair rent to be reg Fair Rent) Order 1999 per	The rent that wo including £ gistered is not limit	uld othe	erwise have be per he Rent Acts -	een registered was £ for ser (Maximum Fair Rent)	vices (variable). Order 1999,		

£-..... for services (variable) prescribed by the Order.

Chairman

Adrian Jack

Date of decision

25<sup>th</sup> April 2024

## MAXIMUM FAIR RENT CALCULATION

LATEST RPI FIGUR	RE >	(							
PREVIOUS RPI FIG	URE Y	(							
x	Minus Y			= <b>(</b> A <b>)</b>					
(A)	Divided by	Y		= <b>(</b> B <b>)</b>					
First application for re-registration since 1 February 1999 YES/NO									
lf yes (B) plus 1.075 = (	C)								
lf no (B) plus 1.05 = (C)									
Last registered rent*			Multiplied by (C) =						
*(exclusive of any variable service charge)									
Rounded up to nearest	50p =								
Variable service charge	e YES/NO								
If YES add amount for s	services								
MAXIMUM FAIR RENT	= £		Per						

## **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.