

Notice of the Tribunal Decision

Rent Act 1977 Schedule 11

Address of Premises

10d Villa Street,
Walworth
London SE17 2EJ

The Tribunal members were

Mr N Martindale FRICS

Landlord

Walworth Investment Properties Ltd..

Tenant

Mr J McInroy

1. The fair rent is Per (excluding water rates and council tax but including any amounts in paras 3&4)

2. The effective date is

3. The amount for services is Per negligible/not applicable

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

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

Purpose built 1890's 3 storey small block of flats between Walworth Road and LBS Aylesbury Estate.. Slate covered double pitched hipped roof. London stock brick walls. Flat on second (top) floor by communal stairwell, no lift. Accom. includes 5 rooms, kitchen/ diner bathroom/ wc and separate wc. Basic bathroom and kitchen, no double glazing, timber DHS and casements. Full CH. Otherwise as register entry

8. For information only:

The fair rent to be registered is the maximum fair rent as prescribed by the Rent Acts (Maximum Fair Rent) Order 1999 and is above the MFR cap of £ 283.50 pw. It is therefore capped. The landlord may charge any rent up to and including this registered Fair Rent but not a figure above it. (The uncapped Fair Rent would have been £420 per week).

Chairman

Date of decision

MAXIMUM FAIR RENT CALCULATION

LATEST RPI FIGURE (2 months prior)	X		X		387.3
PREVIOUS RPI FIGURE (2 months prior)					314.3
	X	387.3	Minus Y	314.3	= (A) 73
	(A)	73	Divided by Y	314.3	= (B) 0.2323

First application for re-registration since 1 February 1999 NO

If yes (B) plus 1.075 = (C)	
If no (B) plus 1.05 = (C)	1.2823
Last registered rent*	£221 per week
* (exclusive of any variable service charge)	Multiplied by (C) = £283.39
Rounded up to nearest 50p =	£283.50 per week
Variable service charge	NO
If YES add amount for services	
MAXIMUM FAIR RENT =	£283.50
	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 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.