First-tier Tribunal – Property Chamber

File Ref No.

TR/LON/OOAK/F77?2024/0603

## Notice of the Tribunal Decision

### Rent Act 1977 Schedule 11

Address of Premises		The Tribunal members were							
51 Caversham Avenue London N13 4LL		R Waterhouse FRICS J Francis QPM							
Landlord		Mountview Estates PLC							
Tenant		Mr P S	Mr P Sharp						
1. The fair rent is	£212.00	Per	week	(excluding water rates and council tax but including any amounts in paras 3&4)					
2. The effective date is		21 Nov	21 November 2024						
3. The amount for services is		n/a		Per					
		negligibl	e/not applicat	ble					
4. The amount for fuel cha rent allowance is	arges (excluding	heating a	nd lighting of	common parts) not c	ounting for				
			n/a	Per	n/a				
negligible/not applicable									
5. The rent is not to be req	jistered as varia	ble.							
6. The capping provisions	of the Rent Act	s (Maximu	m Fair Rent) C	Order 1999 apply.					
7. Details (other than rent)	where different	from Rent	t Register entr	ſy					
n/a									

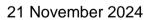
#### 8. For information only:

(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 £218.00 per week.

Chairman

R Waterhouse FRICS

Date of decision



# MAXIMUM FAIR RENT CALCULATION

LATEST RPI FIGURE		x	388.60					
PREVIOUS RPI FIGURE		Y	345.20					
x	388.60	Minus Y	345.20	= <b>(</b> A)	43.40			
(A)	43.40	Divided by Y	345.20	= <b>(B)</b> 0.1257				
First application for re-registration since 1 February 1999 YES/NO								
If yes (B) plus 1.075 = (C)								
lf no (B) plus 1.05 = (C)		1.1757						
Last registered rent*		"180	Multipli	Multiplied by (C) = £211.63				
*(exclusive of any variable service charge)								
Rounded up to nearest 50p =		£212.00						
Variable service charge		YES / NO						
If YES add amount for services		no						
MAXIMUM FAIR RENT =		£212.00	Pe	er	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.