

Notice of the Tribunal Decision

Rent Act 1977 Schedule 11

Address of Premises

Flat 1, 25 Earls Terrace, Kensington,
London, W8 6LP

The Tribunal members were

Mr Holdsworth FRICS
Mr Piarroux JP

Landlord

Grainger PLC

Tenant

Mr Robert Reynolds

1. The fair rent is

4550

Per

month

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

2. The effective date is

13 December 2024

3. The amount for services is

Nil/n/a

Per

Month

negligible/not applicable

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

Nil/n/a

Per

Month

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 of 15% exemption.

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

None

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 £ per including £ per for services (variable).~~

(b) The fair rent to be registered is not limited by the Rent Acts (Maximum Fair Rent) Order 1999. The difference in pre and post works rent exceeds the threshold of 15% set by article 7 of the Rent Acts (Maximum Fair Rent) Order and consequently the Order does not apply to this determination.

Chairman

Ian B Holdsworth

Date of decision

13 December 2024

MAXIMUM FAIR RENT CALCULATION

LATEST RPI FIGURE	X	Not applicable
PREVIOUS RPI FIGURE	Y	
X		Minus Y
		= (A)
(A)		Divided by Y
		= (B)

First application for re-registration since 1 February 1999 YES/NO

If yes (B) plus 1.075 = (C)	
If no (B) plus 1.05 = (C)	
Last registered rent*	
*(exclusive of any variable service charge)	Multiplied by (C) =
Rounded up to nearest 50p =	
Variable service charge	YES / NO
If YES add amount for 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.