

Notice of the Tribunal Decision

Rent Act 1977 Schedule 11

Address of Premises

63 Warren Road, Hartlepool TS24 9HA

The Tribunal members were

J A Platt
W Reynolds

Landlord

Home Group Ltd

Tenant

Mr W J Langley

1. The fair rent is

£115

Per

Week

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

2. The effective date is

11 December 2024

3. The amount for services is

£0.73

Per

Week

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

not applicable

Per

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:

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 £127.50 per week prescribed by the Order.

Chairman

J A Platt FRICS, FIRPM

Date of decision

11 December 2024

MAXIMUM FAIR RENT CALCULATION

Address of premises:

63 Warren Road, Hartlepool TS24 9HA

MAXIMUM FAIR RENT CALCULATION					
First Registration?	No	(If "Yes" register S70 rent as above; if "No" proceed to capping calculation)			
RPI figure published last month	(x)	387.3	RPI figure at date of last registration	(y)	356.2
Calculate	(x)	390.7	Minus	(y)	356.2
	(A)	31.1	Divided by	(y)	356.2
				(B)	0.08731
First Application since 1 Feb 1999?	No	Calculate: (C) accordingly as follows:			
If Yes,	then (B)	+1.075 =	(C)		
If No,	then (B)	+1.05 =	(C)	1.13731	
Calculate:	Last Registered Rent (Exclusive of Variable Service Charge)				£112.00
	Multiplied by (C)				1.13731
	Equals:				£127.38
	Rounded up to nearest 50p				£127.50
	Maximum Fair Rent (Rent Cap)				£127.50
	Add: Variable Service Charge				
	Registered rent / Fair rent				£127.50

Explanatory Note

- The calculation of the maximum fair rent, in accordance with the formula contained in the Order, is set out above.
- In summary, the formula provides for the maximum fair rent to be calculated by:
 - increasing the previous registered rent by the percentage change in the retail price index (the RPI) since the date of that earlier registration and
 - 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

- 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 Committee's fair rent determination was made.
- 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.