File Ref No.

MAN/00CG/F77/2023/0084

Per

Notice of the Tribunal Decision

Rent Act 1977 Schedule 11

Address of Premises			The Tribunal members were				
28 Clarke Street, Sheffie		Judge C. P. Tonge , LLB, BA Mrs S. A. Kendall, BSc, MRICS					
Landlord		Rent &	Rent & Service Charge Team Guinness Northern Count				
Tenant		Miss S	Miss Suzanne Ellis				
1. The fair rent is	138.00	Per	Week	Week(excluding water rates and council tax but including any amounts in paras 3&4)			
2. The effective date is		12 Jan	uary 2024]			
3. The amount for services is				Per			
		not app	licable				
4. The amount for fuel ch rent allowance is	narges (excluding	g heating a	and lighting c	of common parts) not	counting for		
			0.00	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).

not applicable

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

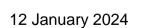
8. For information only:					

(a) 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 £166 per week as prescribed by the Order.

Chairman

Mr Christopher Tonge LL B BA

Date of decision



MAXIMUM FAIR RENT CALCULATION

LATEST RPI FIGURE		x	377.3					
PREVIOUS RPI FIGURE		Y	290.6					
x	377.3	Minus Y	290.6	= (A)	86.7			
(A)	86.7	Divided by Y	290.6	= (B)	0.2983482			
First application for re-registration since 1 February 1999 NO								
lf yes (B) plus 1.075 = (C)								
lf no (B) plus 1.05 = (C)		1.3483482						
Last registered rent* *(exclusive of any variable service		123Multiplied by (C) =165.85charge)						
Rounded up to nearest 50p =		166						
Variable service charge If YES add amount for services		NO						
MAXIMUM FAIR RENT =		£166		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.