First-tier Tribunal – Property Chamber   **File Ref No.**   CAM/34UH/F77/2024/0600

Notice of the Tribunal Decision

Rent Act 1977 Schedule 11

Address of Premises

124 Yarwell Court, Highfield Crescent, Kettering, NN15 6JT

The Tribunal members were

Peter Roberts FRICS CEnv

Landlord	**Accent Housing Limited**
Tenant	**Mrs J Davis**

1. The fair rent is	**£488.64**	**per**	**month**	**(excluding water rates and council tax but including any amounts in paras 3&4)**

2. The effective date is	**6 January 2025**

3. The amount for services included in the rent is	**£69.14**	**Per**	**month**

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

Nil	**Per**	**N/A**

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 <u>do apply</u>

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

8. The calculated Fair Rent is £510.64 per month. As this is higher than the Capped Rent the Capped Rent applies

Chairman	**Peter Roberts FRICS CEnv**	**Date of decision**	**6 January 2025**

FR27

MAXIMUM FAIR RENT CALCULATION

Address of premises

> **124 Yarwell Court, Highfield Crescent, Ketterin**
> **NN15 6JT**

LATEST RPI FIGURE	x	390.9	
PREVIOUS RPI FIGURE	y	347.6	

x	390.9	minus y	347.6	= (A)	43.3
(A)	43.3	divided by y	347.6	= (B)	0.1245685

First application for re-registration since 1 February 1999 → No

If yes (B) plus 1.075 = (C) → N/A

If no (B) plus 1.05 = (C) → 1.1745685

Last registered rent*
*(exclusive of any variable service charge) → 356.98   **Multiplied by (C) =** 419.29

Rounded up to the nearest 50 pence = 419.50

Variable service charge (Yes/No) → Yes

If YES add amount for services = 69.14

MAXIMUM FAIR RENT = £488.64 **per** month

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 Committee'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.