

## Notice of the Tribunal Decision

### Rent Act 1977 Schedule 11

**Address of Premises**

117, Ramsden Road,  
Wardle, Rochdale OL12 9NX

**The Tribunal members were**

J R Rimmer  
I James

**Landlord**

G J T and R Howarth  
113, Ramsden Road, Wardle, Rochdale OL12 9NX

**Tenant**

Manfred Platzer

**1. The fair rent is**

£102.00

Per week

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

**2. The effective date is**

19<sup>th</sup> April 2024

**3. The amount for services is not  
applicable**

**4. The amount for fuel charges (excluding heating and lighting of common parts) not counting for  
rent allowance is 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 apply (please see  
calculation overleaf) do not apply because of 15% exemption.**

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

J R Rimmer

**Date of decision**

19<sup>th</sup> April 2024

# MAXIMUM FAIR RENT CALCULATION

<b>LATEST RPI FIGURE</b>	<b>X</b>	<input type="text"/>	
<b>PREVIOUS RPI FIGURE</b>	<b>Y</b>	<input type="text"/>	
<b>X</b>	<b>Minus Y</b>	<b>= (A)</b>	<input type="text"/>
<b>(A)</b>	<b>Divided by Y</b>	<b>= (B)</b>	<input type="text"/>

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

<b>If yes (B) plus 1.075 = (C)</b>	<input type="text"/>		
<b>If no (B) plus 1.05 = (C)</b>	<input type="text"/>		
<b>Last registered rent*</b> *(exclusive of any variable service charge)	<b>Multiplied by (C) =</b>	<input type="text"/>	
<b>Rounded up to nearest 50p =</b>	<input type="text"/>		
<b>Variable service charge</b>	<b>YES / NO</b>		
<b>If YES add amount for services</b>	<input type="text"/>		
<b>MAXIMUM FAIR RENT =</b>	<b>£</b>	<b>Per</b>	<input type="text"/>

## 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.



FIRST-TIER TRIBUNAL  
PROPERTY CHAMBER  
(RESIDENTIAL PROPERTY)

Case Reference : MAN/00BQ/F77/2024/0001

Property : 117, Ramsden Road, Wardle, Rochdale OL12 9NX

Tenant : Mr Manfred Platzer

Landlord : G J T and R Howarth

Type of Application : Application requesting reasons for the determination of a Fair Rent under Section 70 Rent Act 1977

Tribunal Members : Mr J R Rimmer  
Mr I James MRICS

Date of Decision : 19<sup>th</sup> April 2024

CORRECTION CERTIFICATE

1 Paragraph 1 of the decision dated 19<sup>th</sup> April 2024 should read "£92.00 per week".

2 paragraph 6 of that decision sheet should read "the capping provisions of the Rent Act (Maximum Fair Rent) Order 1999 do not apply because of 15% exemption"

J R RIMMER (CHAIRMAN)

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