

Notice of the Tribunal Decision

Rent Act 1977 Schedule 11

Address of Premises

8 Supanee Court, Frenchs Road,
Cambridge, CB4 3LB

The Tribunal members were

Peter Roberts FRICS CEnv

Landlord

Rural Portfolio Limited

Tenant

S Lawrence

1. The fair rent is

1,238.86

Per

Month

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

2. The effective date is

6 July 2026

3. The amount for services included in
the rent is

46.86

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 apply

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

The Property comprises a second floor/top floor flat within a purpose built apartment block constructed in 1976. Save for the works explicitly referred to within this Determination, the Property is essentially in the same state and condition as when completed and has not, therefore been modernised or refurbished. The accommodation comprises a living room, kitchen, two bedrooms and a bathroom. There are no shower facilities. Heating is by means of electric panels and there is partial double glazing. There are no gardens but allocated covered car parking is available.

8. For information only:

(a) The fair rent to be registered is less than the maximum fair rent as prescribed by the Rent Acts (Maximum Fair Rent) Order 1999. The rent that would otherwise have been registered was £1,302.86.

Chairman

Peter Roberts
FRICS CEnv

Date of decision

6 July 2026

MAXIMUM FAIR RENT CALCULATION

Address of premises

8 Supanee Court, Frenchs Road, Cambridge,
CB4 3LB

LATEST RPI FIGURE	x	415.3			
PREVIOUS RPI FIGURE	y	378			
x		415.3	minus y		378
			= (A)		37.3
(A)		37.3	divided by y		378
			= (B)		0.098677
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)		1.148677			
Last registered rent*		1093.01	Multiplied by (C) =		1255.516
*(exclusive of any variable service charge)					
Rounded up to the nearest 50 pence =		1256			
Variable service charge (Yes/No)		Yes			
If YES add amount for services =		46.86			
MAXIMUM FAIR RENT =		1302.86	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.