

# Notice of the Rent Assessment Committee Decision

Rent Act 1977 Schedule 11

**Address of Premises**

107 Monkwood Avenue  
Waltham Abbey  
Essex  
EN9 1LJ

**The Committee members were**

Mr. John Hewitt  
Mr. Richard Marshall FRICS FAAV  
Mr. Robert D. Eschle JP

**Landlord**

St. Ermins Property Co. Ltd

**Tenant**

Mrs. G. E. Smith

**1. The fair rent is**

97

Per

Week

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

**2. The effective date is**

Thursday 30 September 2004

**3. The amount for services is**

£ N/A

Per

N/A

negligible/not applicable

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

£ N/A

Per

N/A

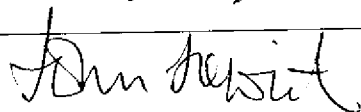
not applicable

**5. The rent is/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 1<sup>st</sup> registration/15% exemption.****7. Details (other than rent) where different from Rent Register entry****8. For information only:**

(a) The fair rent to be registered is the maximum fair rent as prescribed by the Rent Acts (Maximum Fair Rent) Order 1999. The Rent that would otherwise have been registered was £103.50 per week including £..... per ..... for services (variable).

(b) The Fair rent to be registered is not limited by the Rent Acts (Maximum Fair Rent) Order 1999, because it is the same as/below the maximum fair rent of £..... per ..... including £..... per ..... for services (variable) prescribed by the Order

Chairman



Mr. John Hewitt

Date of decision

30 August 2004

# MAXIMUM FAIR RENT CALCULATION

<b>LATEST RPI FIGURE</b>	x	<input type="text" value="186.8"/>	
<b>PREVIOUS RPI FIGURE</b>	y	<input type="text" value="175.9"/>	
x	<input type="text" value="186.8"/>	<b>Minus</b>	y <input type="text" value="175.9"/> = <b>(A)</b> <input type="text" value="10.9"/>
<b>(A)</b>	<input type="text" value="10.9"/>	<b>Divided by</b>	y <input type="text" value="175.9"/> = <b>(B)</b> <input type="text" value="0.061967"/>
<b>First application for re-registration since 1 February 1999</b>		<b>YES/NO (delete as applicable)</b>	
<b>If yes (B) plus 1.075 = (C)</b>		<input type="text"/>	
<b>If no (B) plus 1.05 = (C)</b>		<input type="text" value="1.111967"/>	
<b>Last registered rent*</b>	<input type="text" value="£87.00"/>	<b>Multiplied by (C) =</b>	<input type="text" value="96.741129"/>
<b>*(exclusive of any variable service charge)</b>			
<b>Rounded up to nearest 50 pence =</b>	<input type="text" value="£97.00"/>		
<b>Variable Service Charge</b>	<b>NO</b>		
<b>If YES add amount for services</b>	<b>=</b>	<b>£</b>	
<b>MAXIMUM FAIR RENT =</b>	<input type="text" value="£97.00"/>	<b>Per</b>	<input type="text" value="Week"/>

## 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 month before the Committee's fair rent determination.

The calculation of the maximum fair rent excludes any sum payable under a variable service charge, where the rent is registered as variable under section 71(4) of the Rent Act 1977. In such a case that sum is added to the maximum fair rent in order to produce the rent to be registered as the fair rent.