## **Notice of the Rent Assessment Committee Decision**

Rent Act 1977 Schedule 11

Address of Premis	ses		T	he Commi	ttoo ma-	bers were	
101 Knox Road			ń	Mr M R H	orton F	RICS (Chairman)	
Portsmouth				Mr P D Ti	urner-Pa	well FRICS	
Hants PO2 8JJ					####C -  C	Well FKICS	
Landlord	[ <del></del>						
	Fennell	Investments L	_td				
Tenant	Managali	u-5					
	wir and i	Mrs B L Port					
1. The fair rent is	£8	<b>2</b> -00 Per	w eek	(exclud	ding wat	er rates and coun	
				includi	ng any a	mounts in paras 3&4	icii tax 4)
2. The effective dat	e is	17 Novemb	0004			•	-,
	_	17 Novemb	er 2004				
3. The amount for s	ervices is	n/a					
			igible/ps4		Per		
4 Tu				applicable			
+. The amount for fi	uel charges	(excluding hea	iting and l	ighting of	Common	parts) not counting	· • • • •
anowance is						Parta) not counting	ı to <b>r</b>
		£		Per			
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## MAXIMUM FAIR RENT CALCULATION

LATEST RPI FIGURE x 188.1
PREVIOUS RPI FIGURE y 175.9
X 188.1 Minus y 175.9 = (A) 12.2
(A) 12.2 divided by y 175.9 = (B) 0.0693575
First application for re-registration since 1 February 1999 NO
If yes (B) plus 1.075 = (C)
If no (B) plus 1.05 = (C) 1.1193575
Last registered rent*  £73.00  Multiplied by (C) = 81.713097
Rounded up to nearest 50 pence = £82.00
Variable service charge NO
If YES add amount for services
MAXIMUM FAIR RENT = £82.00 Per Week

## **Explanatory Note**

- 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.

- 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