Eastern Rent Assessment Panel   File Ref No. | CAM/12UG/F77/2004/0142

Notice of the Rent Assessment
Committee Decision

Rent Act 1977 Schedule 11

Address of Premises	**The Committee members were**
153 High Street Royston Hertfordshire SG8 6AT	C – Mr. Geraint M Jones LLM MA (CANTAB) V – Mr. William J. Tawn FRICS FBEng FNAEA L – Mr. Peter A. Tunley

Landlord   Bradford Property Trust Ltd

Tenant   Mr. J Guiver

1. The fair rent is   £87·50   **Per**   week   **(excluding water rates and council tax but including any amounts in paras 3&4)**

2. The effective date is   19 ~~14~~ January 2005

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 1ˢᵗ 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 £ .... per ..../...... 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 £.92·50 per .week...... including £ ....N.b.......... per .... for services (variable) prescribed by the Order

Chairman   Mr Geraint Jones

Date of decision   **14/01/2005**

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MAXIMUM FAIR RENT CALCULATION

LATEST RPI FIGURE   **x** | 189.0 |

PREVIOUS RPI FIGURE   **y** | 178.5 |

x | 189.0 | **Minus**   **y** | 178.5 | **= (A)** | 10.5 |

(A) | 10.5 | **Divided by**   **y** | 178.5 | **= (B)** | 0.0588235 |

First application for re-registration since 1 February 1999   **YES**

If yes (B) plus 1.075 = (C) | |

If no (B) plus 1.05 = (C) | 1.1088235 |

Last registered rent* | 83.00 | **Multiplied by (C) =** | 92.03235 |

*(exclusive of any variable service charge)

Rounded up to nearest 50 pence = | £92.50 |

Variable Service Charge   **NO**

If YES add amount for services   **=**

MAXIMUM FAIR RENT = | £92.50 | **Per** | 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.

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