

**Notice of the Rent Assessment****Committee Decision****Rent Act 1977 Schedule 11****Address of Premises**

9 Factory Yard  
Wycombe End  
Beaconsfield  
Bucks  
HP9 1NA

**The Committee members were**

Mrs Helen C Bowers MRICS  
Mr Jeremy J Sims  
Mr Mohammed Z Bhatti

**Landlord**

Mountview Estates PLC

**Tenant**

Mr W Leslie

1. The fair rent is £ 90 Per Week (excluding water rates and council tax but including any amounts in paras 3&4)

2. The effective date is 01 October 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 not to be registered as variable.

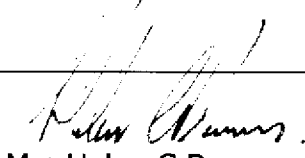
6. The capping provisions of the Rent Acts (Maximum Fair Rent) Order 1999 ~~does apply (Please see calculation over leaf)~~ does not apply because 1<sup>st</sup> registration/15% exemption.

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

8. For information only:

- (a) The Registered Rent (exclusive of any *variable* service charge) is capped under the provisions of the Rent Acts (Maximum Fair Rent) Order 1999. The rent that would otherwise have been registered was \_\_\_\_\_
- (b) The Registered Rent (exclusive of any *variable* service charge) is not capped under the provisions of the Rent Acts (Maximum Fair Rent) Order 1999, because it is below the capped figure of \_\_\_\_\_

Chairman

  
Mrs Helen C Bowers  
MRICS

Date of decision

01 October 2004

## Notice of the Rent Assessment

Committee Decision

### Rent Act 1977 Schedule 11

**Address of Premises**

86 Gibbs Crescent  
Oxford  
Oxon  
OX2 0NY

**The Committee members were**

Mrs Helen C Bowers MRICS  
Mr Jeremy J Sims  
Mr Mohammed Z Bhatti

**Landlord**

Cherwell Housing Trust

**Tenant**

Mr L McGhee

1. The fair rent is £ 75.00 Per week (excluding water rates and council tax but including any amounts in paras 3&4)

2. The effective date is 01 October 2004

3. The amount for services is 4.45 Per week  
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 not to be registered as variable.

6. The capping provisions of the Rent Acts (Maximum Fair Rent) Order 1999 does apply (Please see calculation over leaf).

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

8. For information only:

(a) The Registered Rent (exclusive of any *variable* service charge) is capped under the provisions of the Rent Acts (Maximum Fair Rent) Order 1999. The rent that would otherwise have been registered was *£97 per week inclusive of services*

(b) The Registered Rent (exclusive of any *variable* service charge) is not capped under the provisions of the Rent Acts (Maximum Fair Rent) Order 1999, because it is below the capped figure of \_\_\_\_\_

Chairman

  
Mrs Helen C Bowers  
MRICS

Date of decision

01 October 2004

# MAXIMUM FAIR RENT CALCULATION

LATEST RPI FIGURE x 187.4

PREVIOUS RPI FIGURE y 168.4

x 187.4 Minus y 168.4 = (A) 19

(A) 19 Divided by y 168.4 = (B) 0.112826603

First application for re-registration since 1 February 1999 YES/NO (delete as applicable)

If yes (B) plus 1.075 = (C)

If no (B) plus 1.05 = (C) 1.162826603

Last registered rent\* 3157.53 Multiplied by (C) = 3671.65

\*(exclusive of any variable service charge)

Rounded up to nearest 50 pence = 3672

Variable Service Charge YES

If YES add amount for services = £ 231.4

MAXIMUM FAIR RENT = 3903.40 Per annum

= £75 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.