

Eastern Rent Assessment Panel

File Ref No.

CAM/22UH/F77/2003/01

Notice of the Rent Assessment Committee Decision

Rent Act 1977 Schedule 11

Address of Premises

83 Monkwood Avenue
Waltham Abbey
Essex, EN9 1LJ

The Committee members were

Mr Jones LLM MA
Mr F James FRICS
Mr R Martin

Landlord

St Ermins Property Co Ltd

Tenant

Mr D E Spooner

1. The fair rent is

£95.00

Per

Week

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

2. The effective date is

16 October 2003

3. The amount for services is

N/a

negligible/not applicable

Per

N/a

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

£ N/a

not applicable

Per

N/a

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 £.....perincluding £.....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 £95.00 per week including £.....perfor services (variable) prescribed by the Order.

Chairman


Mr Jones LLM MA

Date of decision

16 October 2003

MAXIMUM FAIR RENT CALCULATION

LATEST RPI FIGURE x 181.60 ✓

PREVIOUS RPI FIGURE y 177.90 ✓

X 181.60 Minus y 177.90 = (A) 3.7

(A) 3.7 divided by y 177.90 = (B) 0.0207982

First application for re-registration since 1 February 1999 NO

If yes (B) plus 1.075 = (C)

If no (B) plus 1.05 = (C) 1.0707982

Last registered rent* £88.50 Multiplied by (C) = 94.76564
*(exclusive of any variable service charge)

Rounded up to nearest 50 pence = £95.00

Variable service charge YES

If YES add amount for services

MAXIMUM FAIR RENT = £95.00 Per Week

83 MONKSWOOD

Explanatory Note

1/2
16/10

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.