File Ref No.	BIR/00CT/F77/2004/0128/01
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# Notice of the Rent Assessment Committee Decision

Address of	Premises
9 LIGHTHO MIDLANDS	RNE ROAD, SOLIHULL, WEST , B91 2BD
Landlord	Grainger Residential Management
Tenant	Mrs M Wall
1. The fair re	(excluding water rates and council tax but
2. The effect	ive date is ZH OS. OH
	nt for services is £ W M Per
4. The amoun	t for fuel charges (excluding heating and lighting of common parts) not counting for e is  £  • I Vr  • Per  • not applicable
6. The capping calculation over	s not to be registered as variable. I provisions of the Rent Acts (Maximum Fair Rent) Order 1999 apply (please see erleaf)/ <del>do not apply because 1<sup>st</sup> registration/15% exemption</del> . er than rent) where different from Rent Register entry
8. For informati	On only:
(a) The fair rem Fair Rent) O £ per incl	to be registered is the maximum fair rent as prescribed by the Rent Acts (Maximum rder 1999. The rent that would otherwise have been registered was uding £ per for services (variable).  to be registered is not limited by the Rent Acts (Maximum Fair Rent) Order 1999, the same as/below the maximum fair rent of £ per including
Chairman	Date of Decision 24, 09, 04

LATEST RPI FIGURE x 186.8
PREVIOUS RPI FIGURE y 176.2
X 1 36.9 Minus y $176.7$ = (A) $10.6$
(A) $10.6$ divided by y $176.2$ = (B) $0.060.5\%$
First application for re-registration since 1 February 1999 YES/NO
If yes (B) plus 1.075 = (C)
If no (B) plus 1.05 = (C)
Last registered rent*  *(exclusive of any variable service charge)  Multiplied by (C) = 81.04
Rounded up to nearest 50 pence = 41 50
Variable service charge YES/NO
If YES add amount for services
MAXIMUM FAIR RENT = \$1.50 Per Week
Front

#### **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).

- 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 formula is removed before applying the formula. When the amount determined by the application of the rent.

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

Address of Premises	The Committee members were
19 LIGHTHORNE ROAD, SOLIHULL, WEST MIDLANDS, B91 2BD	
Landlord Grainger Residential Managem	ient
Tenant Mrs B Weston	
1. The fair rent is £ 74 Per we	(excluding water rates and council tax bu including any amounts in paras 3&4)
2. The effective date is 24. 08.01	4
	Per
4. The amount for fuel charges (excluding herent allowance is	neating and lighting of common parts) not counting for
£not	N(N) Per applicable
5. The rent is/is not to be registered as varia	able.
6. The capping provisions of the Rent Acts calculation overleaf)/ do not apply because	(Maximum Fair Rent) Order 1999 apply (please see 1 <sup>st</sup> registration/15% exemption.
7. Details (other than rent) where different fr	<del>-</del>
8. For information only:	
£ per including £ per fo	or services (variable).
(b) The fair rent to be registered is not limited because it is the same as/below the max £ per for services (variable)	ed by the Rent Acts (Maximum Fair Rent) Order 1999, ximum fair rent of £ per including prescribed by the Order.
Chairman	Date of Decision 24.08 04

LATEST RPI FIGURE x 1860.8
PREVIOUS RPI FIGURE y につし・2
X $1969$ Minus y $1762$ = (A) $106$
(A) 176.2 divided by $y 10.6$ = (B) 2.0601584
First application for re-registration since 1 February 1999 YES/NO
If yes (B) plus 1.075 = (C)
if no (B) plus 1.05 = (C)
Last registered rent*  *(exclusive of any variable service charge)  Multiplied by (C) = 73.832
Rounded up to nearest 50 pence = 74 00
Variable service charge YES/NO
If YES add amount for services
MAXIMUM FAIR RENT = 74 Per Week

#### **Explanatory Note**

- 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).

- 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.

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# Notice of the Rent Assessment Committee Decision

Address of Premises  The Committee members were
25 LIGHTHORNE ROAD, SOLIHULL, WEST MIDLANDS, B91 2BD
Landlord Grainger Residential Management
Tenant Mrs I Brindley
1. The fair rent is £ 「つ Per いことし (excluding water rates and council tax but including any amounts in paras 3&4)
2. The effective date is 24. 08 04
3. The amount for services is £  Per negligible/not applicable
<ol><li>The amount for fuel charges (excluding heating and lighting of common parts) not counting for rent allowance is</li></ol>
£ N/h Per
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) <del>/ do not apply because 1<sup>st</sup> registration/15% examption</del>
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 £ □ including per the per
Chairman Date of Decision 24.08.04

LATEST RPI FIGURE x 186.8
PREVIOUS RPI FIGURE y 176.2
X $196.8$ Minus y $176.2$ = (A) $10.6$
(A) 1767 106 divided by y $\frac{100}{100}$ = (B) $\frac{0.0601589}{0.0601589}$
First application for re-registration since 1 February 1999 YES/NO
If yes (B) plus 1.075 = (C)
If no (B) plus 1.05 = (C)
Last registered rent* $73.50$ Multiplied by (C) = $81.60$ *(exclusive of any variable service charge)
Rounded up to nearest 50 pence = \$2.60
Variable service charge YES/NO
If YES add amount for services
MAXIMUM FAIR RENT = 32 Per Week

#### **Explanatory Note**

- 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).

- 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.

## Notice of the Rent Assessment Committee Decision

Rent Act 1977 Schedule 11 The Committee members were **Address of Premises** 33 LIGHTHORNE ROAD, SOLIHULL, WEST MIDLANDS, B91 2BD Grainger Residential Management Landlord **Tenant** Mrs E Izzard (excluding water rates and council tax but 1. The fair rent is £ WEEK including any amounts in paras 3&4) 2. The effective date is 24 Per 3. The amount for services is £ WIA negligible/not applicable 4. The amount for fuel charges (excluding heating and lighting of common parts) not counting for rent allowance is not applicable 5. The rent-ie/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 £ per including Date of Decision 24 08 04 Chairman

LATEST RPI FIGURE x 1866.8
PREVIOUS RPI FIGURE y 176.2
X 1868 Minus y 1762 = (A) 106
(A) 176-10.6 divided by y 10-6 = (B) 0.0601589
First application for re-registration since 1 February 1999 YES/NO
If yes (B) plus 1.075 = (C)
If no (B) plus 1.05 = (C)   1101589
Last registered rent*  *(exclusive of any variable service charge)  Multiplied by (C) = \$1 \$100
Rounded up to nearest 50 pence = \( \frac{\mathcal{Z}}{2} \cdot \tau \tag{\mathcal{D}}
Variable service charge YES/NO
If YES add amount for services
MAXIMUM FAIR RENT = \$2.\(\overline{U}\) Per Week

#### **Explanatory Note**

- 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).

- 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.

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

Address of Premises	The Committee members were
39 LIGHTHORNE ROAD, SOLIHULL, WEST MIDLANDS, B91 2BD	
Landlord Grainger Residential Management	
Tenant Mr J Ford	
1. The fair rent is £ 74 Per WEEK	(excluding water rates and council tax but including any amounts in paras 3&4)
2. The effective date is 24. 08.04	
3. The amount for services is £ w/h negligible/i	Pernot applicable
4. The amount for fuel charges (excluding heating a rent allowance is	nd lighting of common parts) not counting for
£ /// not applicat	
5. The rent is/is not to be registered as variable.	*
6. The capping provisions of the Rent Acts (Maximu calculation overleaf) <del>/ do not apply because 1<sup>st</sup> regis</del>	m Fair Rent) Order 1999 apply (please see tration/15% exemption.
7. Details (other than rent) where different from Rent	t Register entry
8. For information only:	
(a) The fair rent to be registered is the maximum fair Fair Rent) Order 1999. The rent that would other £ per including £ per for service	Vise have been registered was
b) The fair rent to be registered is not limited by the because it is the same as/below the maximum father services (variable) prescrit	Rent Acts (Maximum Fair Rent) Order 1999,
Chairman 5	Date of Decision 24.08 04

LATEST RPI FIGURE X ISO S
PREVIOUS RPI FIGURE y 1762
X Minus y = (A) 10.6
(A) $10.6$ divided by y $176.2$ = (B) $0.0601539$
First application for re-registration since 1 February 1999 YES/NO
If yes (B) plus 1.075 = (C)
If no (B) plus 1.05 = (C)
Last registered rent*  *(exclusive of any variable service charge)  Multiplied by (C) = \$1.04
Rounded up to nearest 50 pence = \( \frac{\frac{1}{5}}{1} \). \( \frac{5}{0} \)
Variable service charge YES/NO
If YES add amount for services
MAXIMUM FAIR RENT = 41.50 Per Week

#### **Explanatory Note**

- 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).

- 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.

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

Address of Premises	The Committee members were
46 LIGHTHORNE ROAD, SOLIHULL, V MIDLANDS, B91 2BD	VEST
Landlord Grainger Residential Ma	nagement
Tenant Mrs E.J Edkins	
1. The fair rent is £ 79.	(excluding water rates and council tax but including any amounts in paras 3&4)
2. The effective date is 24	08.04
3. The amount for services is £	が
4. The amount for fuel charges (exclinent allowance is	uding heating and lighting of common parts) not counting for
	£
5. The rent je/is not to be registered	as variable.
6. The capping provisions of the Rer calculation overleaf)/ de-not apply b	nt Acts (Maximum Fair Rent) Order 1999 apply (please see ecause 1 <sup>st</sup> registration/15% exemption.
7. Details (other than rent) where dif	ferent from Rent Register entry
8. For information only:	
(a) The fair rent to be registered is t Fair Rent) Order 1999. The rent t £ per including £ per	he maximum fair rent as prescribed by the Rent Acts (Maximum hat would otherwise have been registered was for Services (variable).
hecause it is the same sa/helow	not limited by the Rent Acts (Maximum Fair Rent) Order 1999, the maximum fair rent of E per <del>lifeluding</del> variable) prescribed by the Order.
Chairman	Date of Decision 24.08
	OLL

LATEST RPI FIGURE x 18φ.8		
PREVIOUS RPI FIGURE y 1762.		
X 186.8 Minus y 176.20 = (A) 10.6		
(A) 10·6 divided by y 176.2e = (Β) 0.06		
First application for re-registration since 1 February 1999 YES/NO		
If yes (B) plus 1.075 = (C)		
If no (B) plus 1.05 = (C)		
Last registered rent* 73.50 Multiplied by (C) = 81.59		
*(exclusive of any variable service charge)		
Rounded up to nearest 50 pence = 8.2.00		
Variable service charge YES/NO		
If YES add amount for services		
MAXIMUM FAIR RENT = 82 00 Per Week		

#### **Explanatory Note**

- 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).

- 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

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

Address of Premises	The Committee members were		
53 LIGHTHORNE ROAD, SOLIHULL, MIDLANDS, B91 2BD	WEST		
Landlord Grainger Residential Ma	nagement		
Tenant Mrs E Morton			
1. The fair rent is £ 79 Per	(excluding water rates and council tax but including any amounts in paras 3&4)		
2. The effective date is 24	08.04		
3. The amount for services is £	negligible/not applicable		
4. The amount for fuel charges (exclurent allowance is	uding heating and lighting of common parts) not counting for		
Tent unovance is	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) <del>/ do not apply because 1<sup>st</sup> registration/15% exemption</del> .			
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 £ per including per for services (variable) prescribed by the Order.			
Chairman	1 Date of Decision Z4 08 04		

LATEST RPI FIGURE x 186.8		
PREVIOUS RPI FIGURE y 176.2		
X $186.9$ Minus y $176.2$ = (A) $10.6$		
(A) $0.6$ divided by y $176.2$ = (B) $0.0601584$		
First application for re-registration since 1 February 1999 YES/NO		
If yes (B) plus 1.075 = (C)		
If no (B) plus 1.05 = (C)		
Last registered rent* $7350$ Multiplied by (C) = $87.60$ *(exclusive of any variable service charge)		
Rounded up to nearest 50 pence = $92\omega$		
Variable service charge YES/NO		
If YES add amount for services		
MAXIMUM FAIR RENT = 42 w Per Week		

#### **Explanatory Note**

- 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).

- 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.