

# Notice of the Rent Assessment Committee Decision

Rent Act 1977 Schedule 11

**Address of Premises**

Yard Cottage  
Elmstead Lodge Farm  
Bromley Road  
Elmstead  
Colchester CO7 7BZ

**The Committee members were**

Mrs. Judith H. Lancaster  
Mr. Frank W. J. James FRICS  
Ms. Cheryl St. Clair

**Landlord**

Mr. W. J. Rae

**Tenant**

Mr. A. Hill

1. The fair rent is £52.50 Per Week (excluding water rates and council tax but including any amounts in paras 3&4)

2. The effective date is 21 September 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/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 1<sup>st</sup> 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 £..... per ..... for services (variable) prescribed by the Order

Chairman

  
Mrs. Judith H. Lancaster

Date of decision

21 September 2004