Notice of the Rent Assessment Committee Decision

Rent Act 1977 Schedule 11

S Salome Lodge Cottages Barham Road Leighton Bromswold Huntingdon Cambridgeshire Landlord Church Commisioners' Huntingdon Estate Tenant Mr. C. A. Lines & Mrs. B. Steel 1. The fair rent is 24 th January 2005 3. The amount for services is £ 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 N/A Per N/A N/A N/A Per N/A N/A N/A Registered as variable. 6. The capping provisions of the Rent Acts (Maximum Fair Rent) Order 1999 apply (please secalculation overlear)/-do-not apply because 1 ²¹ registration/15% exemption. 7. Details (other than rent) where different from Rent Register entry	Address of Premises	-	<u> </u>	The Committee m	embers were				
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8. For information only:	8. For information only:	ly:							
(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 to £ 181 - 100 per 1999. The Rent that would otherwise have been registered to for services (variable).	(Maximum Fair Ren £ .‰ per .	ent) Order 1999. Th r <u>(ค.ศา</u> คร กรศา	e Rent that wo	uld otherwise hav	e been registered was				
(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	(b) The Fair rent to be r 1999, because it is t including £	e registered is not li s the same as/below per	mited by the Rew the maximum	ent Acts (Maximu fair rent of £ vices (variable) pr	m Fair Rent) Order per rescribed by the Order				
Chairman Mr. Graham Sinclair Date of decision 24/01/2005		Mr. Graham Sino	ŀ	te of decision	24/01/2005				

MAXIMUM FAIR RENT CALCULATION

LATEST RPI FIGURE X		189.0						
PREVIOUS RPI FIGURE y		178.2						
x 189.0 Minus	у	178.2	= (A)	10.8				
(A) 10.8 Divided by	у у 🗀	178.2	= (B)	0.060606				
First application for re-registration sir	nce 1 February 19	99		YES				
If yes (B) plus 1.075 = (C)]				
If no (B) plus 1.05 = (C)			1.110606]				
Last registered rent*	216.50	Multiplied	by (C) =	240.44619				
*(exclusive of any variable service charge)								
Rounded up to nearest 50 pence		£240.50						
Variable Service Charge		NO						
If YES add amount for services =								
MAXIMUM FAIR RENT =	£240.50	Pe	er [Cal Month				

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.