

Notice of the Rent Assessment Committee Decision

Rent Act 1977 Schedule 11

Address of Premises

53 Peters Court
Russell Close
Laindon
Basildon
Essex SS15 6BD

The Committee members were

Mr. M. Graham Wilson
Mr. Frank W. J. James FRICS
Mr. Anthony J. Jackson JP

Landlord

Southern Housing Group

Tenant

Mrs. B. Hayward

1. The fair rent is £287.50 Per calendar month (excluding water rates and council tax but including any amounts in paras 3&4)

2. The effective date is 3 March 2005

3. The amount for services is £ - 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 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 £ 554 per calendar month 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


Mr. M. Graham Wilson

Date of decision

3 March 2005

MAXIMUM FAIR RENT CALCULATION

LATEST RPI FIGURE	x	<input type="text" value="188.9"/>			
PREVIOUS RPI FIGURE	y	<input type="text" value="178.5"/>			
x	<input type="text" value="188.9"/>	Minus	y	<input type="text" value="178.5"/>	= (A) <input type="text" value="10.4"/>
(A)	<input type="text" value="10.4"/>	Divided by	y	<input type="text" value="178.5"/>	= (B) <input type="text" value="0.0582633"/>
First application for re-registration since 1 February 1999					YES/NO (delete as applicable)
If yes (B) plus 1.075 = (C)					<input type="text"/>
If no (B) plus 1.05 = (C)					<input type="text" value="1.1082633"/>
Last registered rent*	<input type="text" value="259.00"/>	Multiplied by (C) =		<input type="text" value="287.04019"/>	
*(exclusive of any variable service charge)					
Rounded up to nearest 50 pence =					<input type="text" value="287.50"/>
Variable Service Charge					NO
If YES add amount for services					= £
MAXIMUM FAIR RENT =	<input type="text" value="£287.50"/>		Per	<input type="text" value="Calendar 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.