

Notice of the Rent Assessment Committee Decision

Rent Act 1977 Schedule 11

Address of Premises

416A RICHMOND ROAD, TWICKENHAM,
MIDDLESEX, TW1 2EB

The Committee members were

Mrs F Silverman
Mr B Collins BSc FRICS
Mr E Goss

Landlord Long Acre Securities Ltd

Tenant Mr L Misic

1. The fair rent is £ 713.00 Per month (excluding water rates and council tax but including any amounts in paras 3&4)

2. The effective date is 19 February 2007

3. The amount for services is £ not applicable Per

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

£ not applicable Per

5. The rent 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).

7. Details (other than rent) where different from Rent Register entry

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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 £713.00 per month.

Chairman F Silverman

Date of Decision 19 February 2007

MAXIMUM FAIR RENT CALCULATION

LATEST RPI FIGURE x 202.7

PREVIOUS RPI FIGURE y 189.0

X 202.7 Minus y 189.0 = (A) 13.7

(A) 13.7 divided by y 189.0 = (B) 0.072487

First application for re-registration since 1 February 1999 NO

If yes (B) plus 1.075 = (C)

If no (B) plus 1.05 = (C) 1.122487

Last registered rent* 635.00 Multiplied by (C) = 712.78
*(exclusive of any variable service charge)

Rounded up to nearest 50 pence = 713.00

Variable service charge NO

If YES add amount for services

MAXIMUM FAIR RENT = 713.00 Per month

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).

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.

Rent Assessment Committee: Summary reasons for decision
Rent Act 1977**Address of Premises**

416a Richmond Road
Twickenham
Middlesex
TW1 2EB

The Committee members were

Mrs F Silverman
Mr B Collins BSc FRICS
Mr E Goss

1. Background

On 7 July 2006 the landlord applied to the rent officer for registration of a fair rent of £1900 per month for the above property.

The rent payable at the time of the application was £635 per month.

The rent was previously registered on 30 November 2004 with effect from the same date at £635 per month following a determination by a rent assessment committee.

On 31 October 2006 the rent officer registered a fair rent of £700 per month with effect from that date.

By a letter dated 2 November 2006 the landlord objected to the rent determined by the Rent Officer and the matter was referred to the Rent Assessment Committee.

2. Inspection

The Committee inspected the property on 12 February 2007 and found it to be in fair condition.

The following tenant's improvements had been made to the property.

3. Evidence

The Committee received written representations from the landlord and the tenant and these were copied to the parties.

Neither party requested a hearing at which oral representations could be made.

4. The law

When determining a fair rent the Committee, in accordance with the Rent Act 1977, section 70, had regard to all the circumstances including the age, location and state of repair of the property. It also disregarded the effect of (a) any relevant tenant's improvements and (b) the effect of any disrepair or other defect attributable to the tenant or any predecessor in title under the regulated tenancy, on the rental value of the property.

In *Spath Holme Ltd v Chairman of the Greater Manchester etc. Committee* (1995) 28 HLR 107 and *Curtis v London Rent Assessment Committee* [1999] QB 92 the Court of Appeal emphasised

- (a) that ordinarily a fair rent is the market rent for the property discounted for 'scarcity' (i.e. that element, if any, of the market rent, that is attributable to there being a significant shortage of similar properties in the wider locality available for letting on similar terms - other than as to rent - to that of the regulated tenancy) and
- (b) that for the purposes of determining the market rent, assured tenancy (market) rents are usually appropriate comparables. (These rents may have to be adjusted where necessary to reflect any relevant differences between those comparables and the subject property).

5. Valuation

Thus in the first instance the Committee determined what rent the landlord could reasonably be expected to obtain for the property in the open market if it were let today in the condition that is considered usual for such an open market letting. It did this by having regard to the evidence supplied by the parties and the Committee's own general knowledge of market rent levels in the area of South West London. Having done so it concluded that such a likely market rent would be £1300 per month.

However, the actual property is not in the condition considered usual for a modern letting at a market rent. Therefore it was first necessary to adjust that hypothetical rent of £1300 per month to allow for the differences between the condition considered usual for such a letting and to allow for the tenant's improvements and the condition of the actual property as observed by the Committee (disregarding the effect of any disrepair or other defect attributable to the tenant or any predecessor in title). The Committee considered that this required a deduction of £390 per month.

The Committee found that there was substantial scarcity in the locality of South West London and therefore made a deduction of 20% from the market rent to reflect this element.

6. Decision

The uncapped fair rent initially determined by the Committee, for the purposes of section 70, was accordingly £728 per month.

However, by virtue of the Rent Acts (Maximum Fair Rent) Order 1999 the maximum fair rent that can be registered in the present case is the lower sum of £713.00 per month (Details are provided on the back of the decision form).

The section 70 fair rent determined by the Committee is below / at the same level as the maximum fair rent permitted by the Rent Acts (Maximum Fair Rent) Order 1999 and accordingly that rent limit has no effect. Details are provided on the back of the decision form.

Accordingly the sum of £713 per month will be registered as the fair rent with effect from 19 February 2007 being the date of the Committee's decision.

Chairman: F Silverman

Dated: 19 February 2007

This document contains a summary of the reasons for the Rent Assessment Committee's decision. If either party requires extended reasons to be given, they will be provided following a written request to the committee clerk at the Panel Office which must be made within 28 days from the date of issue of this document.

FRSUMREAS/2002