

**RESIDENTIAL PROPERTY TRIBUNAL SERVICE  
SOUTHERN RENT ASSESSMENT PANEL**

Certificate pursuant to regulation 10(2) of the Rent Assessment Committee (England  
& Wales) Regulations 1971 (SI 1971/1065)

**Re: 30 New Port Court, Cowdrey Place, Off Old Dover Road, Canterbury , CT1  
3PB**

Case No: CHI/29UC/F77/2004/0164

I certify pursuant to the above-mentioned regulation that there is a clerical error in the  
Notice of the Rent Assessment Committee's decision in this matter dated 11<sup>th</sup> October  
2004.

On page 4 of the reasons under "6. The decision" paragraph 1 the amount should read  
**£8.51 per week** and not £18.51 per week.



.....  
Chairman

Date: 22<sup>nd</sup> November 2004

## Notice of the Rent Assessment Committee Decision

Rent Act 1977 Schedule 11

**Address of Premises**

30 NEW PORT COURT,  
COWDREY PLACE,  
CANTERBURY,  
KENT,  
CT1 3PB

**The Committee members were**

Mr Ian Collins FRICS IRRV  
Ms Liane Farrier

**Landlord**

Housing 21

**Tenant**

Mrs J Hobbs

1. The fair rent is £61 Per week (excluding water rates and council tax but including any amounts in paras 3&4)

2. The effective date is 11<sup>th</sup> October 2004

3. The amount for services is £8.51 Per Week

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

£ 1.42 Per week

5. The rent is 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

8. For information only:

- (a) The fair rent to be registered is not limited by the Rent Acts(Maximum Fair Rent) Order 1999, because it is below the maximum fair rent of £77.51 per week including £8.51per week for services(variable) prescribed by the Order.

**Chairman**

*Signed*

Mr Ian Collins FRICS IRRV

**Date of decision**

11<sup>th</sup> October 2004

# MAXIMUM FAIR RENT CALCULATION

LATEST RPI FIGURE x 187.4

PREVIOUS RPI FIGURE y 173.3

X 187.4 Minus y 173.3 = (A) 14.1

(A) 14.1 divided by y 173.3 = (B) 0.0813618

First application for re-registration since 1 February 1999 NO

If yes (B) plus 1.075 = (C)

If no (B) plus 1.05 = (C) 1.1313618

Last registered rent\* £60.94 Multiplied by (C) = 68.945188  
\*(exclusive of any variable service charge)

Rounded up to nearest 50 pence = £69.00

Variable service charge YES

If YES add amount for services £8.51

MAXIMUM FAIR RENT = £77.51 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).

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.