Notice of the Rent Assessment Committee Decision

Rent Act 1977 Schedule 11

Address of Premises

23 Cedar Road
Sutton, Surrey
SM2 5DG

The Committee members were

Mr J E Hewitt
Mr D N Huckle FRICS
Dr A M Fox BSc PhD MCIArb

Landlord   South London Freehold Ltd

Tenant   Mr E O Connor

1. The fair rent is   £ 348   Per   month   (excluding water rates and council tax but including and any amounts in paras 3&4)

2. The effective date is   12 November 2004

3. The amount for services is   £ N/A   Per
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
not applicable

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

None

8. For information only:

(a) The Registered Rent (exclusive of any *variable* service charge) is capped under the provisions of the Rent Acts (Maximum Fair Rent) Order 1999. The rent that would otherwise have been registered was £410.

Chairman   Mr J E Hewitt   **Date of decision**   12 November 2004

FR/2002

MAXIMUM FAIR RENT CALCULATION

LATEST RPI FIGURE   **x**   `188.1`

PREVIOUS RPI FIGURE   **y**   `175.9`

x   `188.1`   **minus**   **y**   `175.9`   **= (A)**   `12.2`

(A)   `12.2`   **divided by y**   `175.9`   **= (B)**   `0.069358`

First application for re-registration since 1 February 1999   **NO** (delete as applicable)

If yes (B) plus 1.075 = (C)   [ ]

If no (B) plus 1.05 = (C)   `1.119358`

Last registered rent*   **£** `310.50`   **Multiplied by (C) = £** `347.56`
(exclusive of any variable service charge)

Rounded up to nearest 50 pence = £ `348.00`

MAXIMUM FAIR RENT =   **£** `348.00`   **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   month before the Committee's fair rent determination.

4. 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.