File Ref No. | CAM/12UG/F77/2004/0067

Notice of the Rent Assessment Committee Decision

Rent Act 1977 Schedule 11

A The amount for services is £ N/A Per Ny 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 (plecalculation overleaf)/ do not apply because 1st rent rentry New Maximum Fair Rent) Order 1999. The Rent Acts (Maximum Fair Rent) Order 1999 apply (plecalculation overleaf)/ do not apply because 1st registered as variable. 8. For information only: (a) The fair rent to be registered is the maximum/tair rent as prescribed by the Rent Act (Maximum Fair Rent) Order 1999 apply (plecalculation overleaf)/ do not apply because 1st registration/15% exemption-7. Details (other than rent) where different from Rent Register entry Now Per Ny not apply because 1st registration/15% exemption-7. Details (other than rent) where different from Rent Register entry Now Per Ny not apply because 1st registration/15% exemption-7. Details (other than rent) where different from Rent Register entry Now Per Ny not apply because 1st registration/15% exemption-7. Details (other than rent) where different from Rent Register entry Now Per Ny not apply because 1st registration/15% exemption-7. Details (other than rent) where different from Rent Register entry Now Per Ny not apply because 1st registration/15% exemption-7. Details (other than rent) where different from Rent Register entry Now Per Ny not apply because 1st registration/15% exemption-7. Details (other than rent) where different from Rent Register entry Now Per Ny not apply because 1st registration/15% exemption-7. Details (other than rent) of the Rent Acts (Maximum Fair Rent) of services (variable).	Were	nittee members	The Commit			s	Address of Premises	ſ
Tenant Mr & Mrs Hutson 1. The fair rent is 16 September 7004 3. The amount for services is £ N/A Per N negligible/not applicable 4. The amount for fuel charges (excluding heating and lighting of common parts) not of for rent allowance is £ N/A Per N 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 (plecalculation 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 Act (Maximum Fair Rent) Order 1999. The Rent that would otherwise have been register including £		ewitt ey C Petty FRICS	Mr John Hewit Mr G Rodney (Gamlingay	
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Chairman Dun Debout								(b)
Mr John Hewitt	mber 2004	n 16 Septe	te of decision	Dat	ww. ewitt	Du Le Mr John H		

MAXIMUM FAIR RENT CALCULATION

LATEST RPI FIGURE x		186.8									
PREVIOUS RPI FIGURE y		173.6									
x 186.8 Minus y		173.6	= (A)	13.2							
(A) 13.2 Divided by y		173.6	≃ (B)	0.076036866							
First application for re-registration since 1 February 1999 ¥ES/NO (delete as applicable)											
If yes (B) plus $1.075 = (C)$											
If no (B) plus 1.05 = (C) 1.126036866											
Last registered rent* 400.	00	Multiplied I	py (C) =	450.4147464							
*(exclusive of any variable service charge)											
Rounded up to nearest 50 pence =	450.5	50									
Variable Service Charge		NO									
If YES add amount for services	=	£									
MAXIMUM FAIR RENT = 450.	.50	Per	. [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 $\frac{1}{2}$

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.