Notice of the Rent Assessment Committee Decision

Rent Act 1977 Schedule 11

Address	of Premises	i		The Committee member		
40 Charlesworth Street				Mrs P Dhadli BA (Hons) Law, BAR at Law		
Bolsover				Mr K G Bloor FRICS		
Derbyshire S44 6JH				Miss B Granger		
				Moo B Granger		
Landlord Northern Counties		nties				
Tenant	[P	Mr Dilks				
1. The fair	rent is	£45.00	Per we	ek (excluding water		
] " We	including water	rates and council to ounts in paras 3&4)	ax but
					ounts in paras 304)	
2. The effe	ective date is	s 30/1	/03			
			<u> </u>			
3. The amo	ount for ser	vices is		Per		_
			поt applica			
1 The em						
rent allowa	ount for fuel	charges (exclu	ding heating a	nd lighting of common p	parts) not counting for	
· o.i. anom	unce is		£			
		•		Per		
			not applica	DIE		
5. The rent	is not to be	e registered as v	rariable			
			anable.			
6. The cap	ping provisi	ons of the Rent	Acts (Maximu	m Fair Rent) Order 1999	ammbe follows	
calculation	overleaf).		, ioo (maxima	mram Kenty Order 1999	apply (please see	
7 Detaile /	a4h a u 4h a	. 0				
r. Details (other than h	ent) where diffe	rent from Ren	t Register entry		
						
8. For infor	mation only	<u>r:</u>				
	-					
(a) -The fair	rent to be r	ogistered is the	-maximum fai i	rent as prescribed by th	O Pont Acts (Manimum	
						Ė
*********	,	includin g	-£рог .	············for corvices (v	'ariablo).	
because	e it is below	the maximum	fair rent of £4	Rent Acts (Maximum Fa 3.00 per week prescribed	ir Rent) Order 1999,	
			TOIL OF £4	oloo per week prescribed	Dy the Order.	
>						
Chairman				Date of decision		l
	Mrs P Dr	nadli ва (Hons)Lav	v, BAR at Law		30/1/03	
					00/1/00	
				•		

MAXIMUM FAIR RENT CALCULATION

LATEST RPI FIGURE x 178.2
PREVIOUS RPI FIGURE y 172.1
X 178.2 Minus y 172.1 = (A) 6.1
(A) 6.1 divided by y 172.1 = (B) 0.0354
First application for re-registration since 1 February 1999 YES/ NO
If yes (B) plus 1.075 = (C)
If no (B) plus 1.05 = (C) 1.0854
Last registered rent* $£42.00$ Multiplied by (C) = 45.58
Rounded up to nearest 50 pence = 46.00
Variable service charge ¥ES/ NO
If YES add amount for services
MAXIMUM FAIR RENT = £46.00 Per week
Explanatory Note

- 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.

Notice of the Rent Assessment Committee Decision

Rent Act 1977 Schedule 11 The Committee members were Mrs P Dhadli BA (Hons) Law, BAR at Law Address of Premises 40 Charlesworth Street Mr K G Bloor FRICS Miss B Granger Bolsover Derbyshire S44 6JH Northern Counties Landlord Mr Dilks Tenant (excluding water rates and council tax but including any amounts in paras 3&4) Per week £45.00 1. The fair rent is 30/1/03 2. The effective date is _------Per 3. The amount for services is not applicable 4. The amount for fuel charges (excluding heating and lighting of common parts) not counting for Per rent allowance is 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 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 S......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 below the maximum fair rent of £46.00 per week prescribed by the Order. Date of decision 30/1/03 Chairman Mrs P Dhadli BA (Hons)Law, BAR at Law

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If no (B) plus 1.05 = (C) 1.0854							
Last registered rent* $£42.00$ Multiplied by (C) = 45.58 *(exclusive of any variable service charge)							
Rounded up to nearest 50 pence = 46.00							
Variable service charge YES/ NO							
If YES add amount for services							
MAXIMUM FAIR RENT = £46.00 Per week Explanatory Note							

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