Eastern Rent Assessment Panel   File Ref No. | CAM/26UG/F77/2004/0106

Notice of the Rent Assessment Committee Decision

Rent Act 1977 Schedule 11

Address of Premises	The Committee members were
39 Coldharbour Lane **Harpenden** **Hertfordshire** **AL5 4NF**	C – Mrs Tessa J Gordon V – Miss Marina Krisko (EST MAN) FRICS L – Mr Barry Tyers

Landlord Bankways Properties Ltd, c/o Hamways Chartered Surveyors

Tenant Mr M Wiseman

1. The fair rent is £ 501 **Per** month (excluding water rates and council tax but including any amounts in paras 3&4)

2. The effective date is 02 November 2004

3. The amount for services is £ N/A **Per** N/A

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** N/A

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 (please see calculation 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 Acts (Maximum Fair Rent) Order 1999. The Rent that would otherwise have been registered was £....515...... per ....month............ ~~including £.............. per~~ .... ~~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 the same as/below the maximum fair rent of £............. per .... including £ .... per ....for services (variable) prescribed by the Order

Chairman Mrs Tessa Gordon

Date of decision **02/11/2004**

MAXIMUM FAIR RENT CALCULATION

LATEST RPI FIGURE   **x**   188.1

PREVIOUS RPI FIGURE   **y**   168.4

x 188.1   **Minus**   **y** 168.4   **= (A)**   19.7

(A) 19.7   **Divided by**   **y** 168.4   **= (B)**   0.1169833

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

If yes (B) plus 1.075 = (C)

If no (B) plus 1.05 = (C)   1.1669833

Last registered rent*   429.00   **Multiplied by (C) =**   500.63583

*(exclusive of any variable service charge)

Rounded up to nearest 50 pence =   501

Variable Service Charge   **NO**

If YES add amount for services   **=**   **£**

MAXIMUM FAIR RENT =   **£501.00**   **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

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.