

**SOUTHERN RENT ASSESSMENT PANEL**

**RENT ASSESSMENT COMMITTEES (ENGLAND AND WALES)  
REGULATIONS 1971**

**CORRECTION CERTIFICATE UNDER REGULATION 10(2)  
OF THE ABOVE REGULATION**

**RE: 22b Keyberry Road, Newton Abbot, TQ12 1BX**

Ref:CHI/18UH/F77/2004/0024

As Chairman of the Rent Assessment Committee which determined the fair rent for the above mentioned premises, I hereby correct an error in the decision of the Committee dated 30 March 2004.

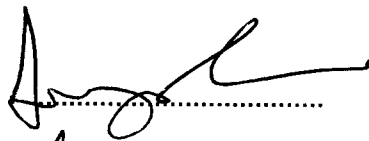
The decision stated:

***"The effective date under Paragraph 2 is 14 February 2004 "***

I hereby correct that error and certify that the decision should be read and construed as follows:

**"The effective date under Paragraph 2 is 30 March 2004"**

Chairman



Date

16/4/05

**RENT ASSESSMENT COMMITTEE**

(Chairman)

## Notice of the Rent Assessment Committee Decision

Rent Act 1977 Schedule 11

**Address of Premises**

22b Keyberry Road  
Newton Abbot  
Devon, TQ12 1BX

**The Committee members were**

Mr D Sproull LLB (Chair)  
Mr A J Lumby BSc FRICS  
Ms C Rai

**Landlord**

N &amp; D Prop Trust c/o Colvilles

**Tenant**

Mrs P Leggett

1. The fair rent is 368.50 Per month (excluding water rates and council tax but including any amounts in paras 3&4)

2. The effective date is

14th February 2004

3. The amount for services is

Nil

Per

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

£ N/a  
not applicable

Per

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 1<sup>st</sup> 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 £385 per month including £ per month 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 £ per month including £ per month for services prescribed by the Order.~~

**Chairman**

(Signed)

Mr D Sproull (Chair)

**Date of decision**

30 March 2004

# MAXIMUM FAIR RENT CALCULATION

LATEST RPI FIGURE x 183.1

PREVIOUS RPI FIGURE y 173.8

X 183.1 Minus y 173.8 = (A) 9.3

(A) 9.3 divided by y 173.8 = (B) 0.0535097

First application for re-registration since 1 February 1999 NO

If yes (B) plus 1.075 = (C)

If no (B) plus 1.05 = (C) 1.1035097

Last registered rent\* £333.50 Multiplied by (C) = £368.02048  
\*(exclusive of any variable service charge)

Rounded up to nearest 50 pence = £368.50

Variable service charge NO

If YES add amount for services

MAXIMUM FAIR RENT = £368.50 Per Calendar 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 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

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Mr A J Lumby BSc FRICS  
Ms C Rai

**Landlord**

N & D Prop Trust c/o Colvilles

**Tenant**

Mrs P Leggett

1. The fair rent is

£368.50

Per

C M

(excluding water rates and council tax but  
including any amounts in paras 3&4)

2. The effective date is

30 March 2004

3. The amount for services is

Nil

Per

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

N/A

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 £388.00 per month.

**Chairman**

(Signed)  
Mr D Sproull (Chair)

**Date of decision**

30 March 2004

# MAXIMUM FAIR RENT CALCULATION

LATEST RPI FIGURE x 183.1

PREVIOUS RPI FIGURE y 173.8

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If no (B) plus 1.05 = (C) 1.1035097

Last registered rent\* £333.50 Multiplied by (C) = £368.02048  
 \*(exclusive of any variable service charge)

Rounded up to nearest 50 pence = £368.50

Variable service charge NO

If YES add amount for services

MAXIMUM FAIR RENT = £368.50 Per Calendar 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 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.

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**Tenant**

Mrs P Leggett

1. The fair rent is £368.50 Per C M (excluding water rates and council tax but including any amounts in paras 3&4)

2. The effective date is 30 March 2004

3. The amount for services is

Nil

Per

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

N/A

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 £388.00 per month.

**Chairman**

(Signed)  
Mr D Sproull (Chair)

**Date of decision**

30 March 2004