LON/00BF/F77/2021/0072

## Notice of the Tribunal Decision

#### Rent Act 1977 Schedule 11

Address of Premises	The Tribunal members were
Flat 3 Brabourne Court, 2 Conway Drive, Sutton, Surrey, SM2 6PN	Duncan Jagger MRICS

Landlord		Orbit So	Orbit South Housing Association Ltd		
Tenant		Ms G Burnett			
1. The fair rent is	191.00	Per	Week	(excluding water rates and council tab but including any amounts in paras 3&4)	
2. The effective date is		28th J	28th July 2021		]
3. The amount for services is		1	£7.32	Per	Week

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

	Nil	Per		
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#### 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)/ 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)......T he 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 £200.00

per week including £7.32 per week for services (variable).

Chairman	Duncan Jagger MRICS	Date of decision	28th July 2021
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# MAXIMUM FAIR RENT CALCULATION

LATEST RPI FIGURE X 304		304.00	04.00		
			L		
PREVIOUS RI	PI FIGURE	Y	293.50		
X	304.00	Minus Y	293.50	= <b>(A)</b>	10.5
(A)	10.5	Divided by V	202.50		0.0250
(A)	10.5	Divided by Y	293.50	= <b>(B)</b>	0.0358
First application fo	-	since 1 February	1999 YES/NO		
lf no (B) plus 1.0	5 = (C)	1.0858			
Last registered rent* 175.50		175.50	Multiplied by (C) = 190.55		
(exclusive of any	variable service of	charge)			
Rounded up to r	nearest 50p =	191.00			
Variable service	charge	No			
If YES add amou	Int for services	Nil			
MAXIMUM FAIR	DENT -	£191.00		Per	Week
		2131.00		UI I	NGCK

### **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 Tribunal'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.