

Notice of the Tribunal Decision

Rent Act 1977 Schedule 11

Address of Premises

32 Woodleigh Gardens, London, SW16
2SY

The Tribunal members were

Mr Duncan Ian Jagger MRICS

Landlord

GRIP UK Property Investments Ltd

Tenant

Mrs S A Harris

1. The fair rent is

2552.00

Per

Quarter

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

2. The effective date is

4 August 2021

3. The amount for services is

n/a

Per

not applicable

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

0.00

Per

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 (please see calculation overleaf)/ do not apply because 1st registration/15% exemption.

7. Details (other than rent) where different from Rent Register entry

None

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 £ per 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

Duncan Jagger
MRICS

Date of decision

4th August 2021

MAXIMUM FAIR RENT CALCULATION

LATEST RPI FIGURE	X		304		
PREVIOUS RPI FIGURE	Y		285.1		
X	304	Minus Y	285.1	= (A)	18.9
(A)	18.9	Divided by Y	285.1	= (B)	0.066

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)	1.1162				
Last registered rent*	2286	Multiplied by (C) =	2551.63		
*(exclusive of any variable service charge)					
Rounded up to nearest 50p =	2552				
Variable service charge	NO				
If YES add amount for services	Nil				
MAXIMUM FAIR RENT =	£2552	Per	Quarter		

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.