

Notice of the Tribunal Decision

Rent Act 1977 Schedule 11

Address of Premises

Flat 3 Brabourne Court, 2 Conway Drive,
Sutton, Surrey, SM2 6PN

The Tribunal members were

Duncan Jagger MRICS

Landlord

Orbit South Housing Association Ltd

Tenant

Ms G Burnett

1. The fair rent is

191.00

Per

Week

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

2. The effective date is

28th July 2021

3. The amount for services is

£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

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 1st 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

- (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.