

SCHEDULE

Regulation 18

Formula rent

1. Formula rent for the year 2000 – 2001 is determined using the following formula—
 $FR = (£38.23 \times RCE \times BW) + (£16.39 \times RPV)$

Where:

FR is formula rent

RCE are relative county earnings calculated in accordance with paragraph 2

BW is bedroom weighting calculated in accordance with paragraph 3

RPV is relative property value calculated in accordance with paragraph 4

2.—(1) Relative county earnings for a property are calculated by dividing the average manual weekly earnings contained in table 1 for the area in which a property is located, by £316.40.

(2) The areas contained in table 1 are—

- (a) the local government areas specified in the first column of the tables in Schedule 1 to the Local Government Act 1972(1); and
- (b) Greater London within the meaning of section 2 of the London Government Act 1963(2).

Table 1

<i>Area</i>	<i>Earnings £</i>
<i>Avon</i>	<i>321.20</i>
<i>Bedfordshire</i>	<i>343.70</i>
<i>Berkshire</i>	<i>345.40</i>
<i>Buckinghamshire</i>	<i>328.30</i>
<i>Cambridgeshire</i>	<i>330.10</i>
<i>Cheshire</i>	<i>322.00</i>
<i>Cleveland</i>	<i>338.40</i>
<i>Cornwall</i>	<i>255.50</i>
<i>Cumbria</i>	<i>323.70</i>
<i>Derbyshire</i>	<i>321.10</i>
<i>Devon</i>	<i>278.00</i>
<i>Dorset</i>	<i>293.90</i>
<i>Durham</i>	<i>289.70</i>
<i>East Sussex</i>	<i>281.50</i>
<i>Essex</i>	<i>325.90</i>
<i>Gloucestershire</i>	<i>308.00</i>
<i>Greater London</i>	<i>354.10</i>

(1) 1972 c. 70.

(2) 1963 c. 33.

Status: This is the original version (as it was originally made). This item of legislation is currently only available in its original format.

<i>Area</i>	<i>Earnings £</i>
<i>Greater Manchester</i>	<i>307.30</i>
<i>Hampshire</i>	<i>328.70</i>
<i>Hereford and Worcestershire</i>	<i>289.60</i>
<i>Hertfordshire</i>	<i>343.70</i>
<i>Humberside</i>	<i>318.40</i>
<i>Isle of Wight</i>	<i>288.50</i>
<i>Kent</i>	<i>316.40</i>
<i>Lancashire</i>	<i>302.70</i>
<i>Leicestershire</i>	<i>303.10</i>
<i>Lincolnshire</i>	<i>286.70</i>
<i>Merseyside</i>	<i>324.90</i>
<i>Norfolk</i>	<i>302.50</i>
<i>North Yorkshire</i>	<i>299.60</i>
<i>Northamptonshire</i>	<i>328.50</i>
<i>Northumberland</i>	<i>276.10</i>
<i>Nottinghamshire</i>	<i>298.00</i>
<i>Oxfordshire</i>	<i>323.80</i>
<i>Shropshire</i>	<i>295.40</i>
<i>Somerset</i>	<i>299.70</i>
<i>South Yorkshire</i>	<i>299.10</i>
<i>Staffordshire</i>	<i>296.20</i>
<i>Suffolk</i>	<i>304.30</i>
<i>Surrey</i>	<i>333.20</i>
<i>Tyne and Wear</i>	<i>307.90</i>
<i>Warwickshire</i>	<i>326.10</i>
<i>West Midlands</i>	<i>320.60</i>
<i>West Sussex</i>	<i>332.50</i>
<i>West Yorkshire</i>	<i>302.70</i>
<i>Wiltshire</i>	<i>313.90</i>

3. Bedroom weighting is calculated in accordance with table 2.

Table 2

<i>Number of bedrooms</i>	<i>Bedroom weighting</i>
<i>0 (i.e. bedsits)</i>	<i>0.80</i>
<i>1</i>	<i>0.90</i>

<i>Number of bedrooms</i>	<i>Bedroom weighting</i>
2	1.00
3	1.10
4	1.20
5	1.30
6 or more	1.40

4.—(1) Relative property value is the value of a property as at January 1999 calculated in accordance with this paragraph divided by £49,750.

(2) Except in the case of supported housing, the value of the property mentioned in sub-paragraph (1) must be determined by a RICS valuation method based on an Existing Use Valuation assuming vacant possession and continued residential use.

(3) The value of a property which is supported housing may be determined in accordance with sub-paragraph (2) or by a RICS valuation method based on Depreciated Replacement Cost using the tables of land values contained in the Rent Standard Guidance 2015.

(4) For the purposes of this paragraph—

- (a) “RICS valuation method” has the same meaning as in paragraph 4(8) of Part 1 of Schedule 2 to the Act (provision about levels of rents);
- (b) “Existing Use Valuation” and “Depreciated Replacement Cost” are to be construed in accordance with the Appraisal and Valuation Manual⁽³⁾ published by the Royal Institution of Chartered Surveyors.

5. Subject to paragraph 6, formula rent for the year 2015-2016 is determined by multiplying the formula rent for the year 2000-2001 by 1.6657.

6. Where the formula rent for a property for 2015-2016 determined in accordance with paragraph 6 would be higher than the rent cap figure specified in the second column of table 3, the formula rent for that property is the figure so specified.

Table 3

<i>Number of bedrooms</i>	<i>Rent cap</i>
0 or 1	£141.43
2	£149.74
3	£158.06
4	£166.37
5	£174.69
6 or more	£183.00

(3) ISBN 9781783211050; see the explanatory note for details of how to obtain this document.