**APPENDIX J**

**FLUCTUATIONS**

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With reference to Clause 5.6.1 the following fluctuations will be applied to the rates.

**RPIX which is RPI all items excluding mortgage interest payments as published by Office for National Statistics, shall be used to calculate fluctuations in accordance with the formulas below.**

|  |  |  |  |
| --- | --- | --- | --- |
| i) | Work undertaken during the first 12 months (Year 1) of the Contract – Nil adjustment. | | |
| ii) | Work undertaken during the second 12 months (Year 2) of the Contract | | |
|  | - | RPIX (Month 12) (A) | \_\_\_\_\_\_\_\_\_\_\_\_\_\_ |
|  | - | less RPIX (Month 0) (B) | \_\_\_\_\_\_\_\_\_\_\_\_\_\_ |
|  |  |  |  |
|  |  | Difference (A-B) = (C) | \_\_\_\_\_\_\_\_\_\_\_\_\_\_ |
|  |  |  |  |
|  |  | Difference (C)\_\_\_\_\_ x0.9 = \_\_\_\_\_\_\_\_\_\_\_\_\_(D) as % | \_\_\_\_\_\_\_\_\_\_\_\_\_% |
|  |  | RPIX(Month 0) (B) |  |
|  |  |  |  |
| iii) | Work undertaken during the third 12 months (Year 3) of the Contract | | |
|  | - | RPIX (Month 24) (A) | \_\_\_\_\_\_\_\_\_\_\_\_\_\_ |
|  | - | less RPIX (Month 12) (B) | \_\_\_\_\_\_\_\_\_\_\_\_\_\_ |
|  |  |  |  |
|  |  | Difference (A-B) = (C) | \_\_\_\_\_\_\_\_\_\_\_\_\_\_ |
|  |  |  |  |
|  |  | Difference (C)\_\_\_\_\_ x0.9 = \_\_\_\_\_\_\_\_\_\_\_\_\_(D) as % | \_\_\_\_\_\_\_\_\_\_\_\_\_% |
|  |  | RPIX (Month 12) (B) |  |
|  |  |  |  |
|  |  | This percentage increase is applied to the rates (i) adjusted by (ii).  Notes:   1. Adjustments take place on the anniversary of the date of signature on the contract. 2. Adjustments will apply to remaining portions of incomplete blocks after an anniversary i.e. will be included from first valuation following an anniversary. | |
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