

Notice of the Tribunal Decision

Rent Act 1977 Schedule 11

Address of Premises

Flat 3, 28 John Street, London,
WC1N 2BL

The Tribunal members were

Judge Tildesley OBE
Mrs A Flynn MA MRICS

Landlord

M Yale Ltd

Tenant

David J White

1. The fair rent is

£10,920.00

Per

Annum

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

2. The effective date is

27 February 2025

3. The amount for services is

Not app

Per

not applicable

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

Not app

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 but do not affect the fair rent determined as the rent is below the cap (please see calculation overleaf).

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

Chairman

Judge Tildesley OBE

Date of decision

27 February 2025

MAXIMUM FAIR RENT CALCULATION

John Street

LATEST RPI FIGURE	X	392.1			
PREVIOUS RPI FIG	Y	356.2			
X	392.1	Minus Y	356.2	= (A)	35.9
(A)	35.9	Divided by Y	356.2	= (B)	0.100786

First application for re-registration since 1 February 1999 NO

If yes (B) plus 1.075 = (C)			
If no (B) plus 1.05 = (C)	1.150786		
Last registered rent*	14,883	Multiplied by (C) =	17,127.15
*(exclusive of any variable service charge)			
Rounded up to nearest 50p =	17,127.50		
Variable service charge	no		
If YES add amount for services			
MAXIMUM FAIR RENT =	£17,127.50	Per	Annum

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.