

## Notice of the Tribunal Decision

### Rent Act 1977 Schedule 11

**Address of Premises**

Flat 82 Russell Court, Ross Road,  
Wallington SM6 8QT

**The Tribunal members were**

Ian B Holdsworth FRICS  
RICS Registered Valuer

**Landlord**

A2Dominion Group

**Tenant**

Miss P Christian

**1. The fair rent is**

1018

Per

Month

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

**2. The effective date is**

28 August 2025

**3. The amount for services is**

33.20

Per

Month

negligible/not applicable

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

Nil

Per

negligible/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).****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 £ 1,178 per Month including £ 33.20 per Month for services.

(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

Ian B Holdsworth

Date of decision

28 August 2025

# MAXIMUM FAIR RENT CALCULATION

<b>LATEST RPI FIGURE</b>	<b>X</b>	406.7	
<b>PREVIOUS RPI FIGURE</b>	<b>Y</b>	337.1	
<b>X</b>	<b>Minus Y</b>	<b>= (A)</b>	69.1
<b>(A)</b>	<b>Divided by Y</b>	<b>= (B)</b>	.2049

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)	1.2549		
Last registered rent* (exclusive of any variable service charge)	811	Multiplied by (C) =	1017.79
Rounded up to nearest 50p =	1018		
Variable service charge	NO		
If YES add amount for services	Nil		
MAXIMUM FAIR RENT =	£1018	Per	Month

## 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.