

Notice of the Tribunal Decision

Rent Act 1977 Schedule 11

Address of Premises

Ground Floor Flat
7 Melvin Road
London SE20 8EU

The Tribunal members were

Mr N Martindale FRICS

Landlord

Joseph Muscat

Tenant

Wendy Mead

1. The fair rent is

£260

Per

week

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

2. The effective date is

13 January 2026

3. The amount for services is

negligible/not applicable

Per

negligible/not applicable

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

negligible/not applicable

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.

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

As register entry. Self contained ground floor flat, from subdivided former end terraced house. .

8. For information only:

The fair rent to be registered is £ 260 pw. The Rent Acts (Maximum Fair Rent) Order 1999 applies but the cap exceeds the fair rent and is of no effect. The MFR cap is at £268 pw. Without the MFR capping provisions, would also be £ 260 pw.

Chairman

N A Martindale

Date of decision

13 January 2026

MAXIMUM FAIR RENT CALCULATION

LATEST RPI FIGURE (2 months prior) X		405.60			
PREVIOUS RPI FIGURE (2 months prior) Y		360.40			
X	405.60	Minus Y	360.40	= (A)	45.2
(A)	45.2	Divided by Y	360.40	= (B)	0.1254

First application for re-registration since 1 February 1999 NO

If yes (B) plus 1.075 = (C)			
If no (B) plus 1.05 = (C)	1.1754		
Last registered rent*	£228	Multiplied by (C) =	£267.99
*(exclusive of any variable service charge)			
Rounded up to nearest 50p =	£268 pw		
Variable service charge	No		
If YES add amount for services			
MAXIMUM FAIR RENT =	£268	Per	week

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.