

Notice of the Tribunal Decision

Rent Act 1977 Schedule 11

Address of Premises

GF 52 Bridge Lane
Barnet
London NW11 0EG

The Tribunal members were

Mr N Martindale FRICS

Landlord

Wigmore Residential Ltd

Tenant

Christakis Georgiou

1. The fair rent is

£ 300

Per

week

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

2. The effective date is

6 May 2026

3. The amount for services is

negligible/not applicable

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

negligible/not applicable

Per**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 GF of former semi detached 1920's house in a road of similar detached and semi detached houses. 3 rooms kitchen bathroom WC..No heating (tenants electric fires) double glazing, Building appears in fair condition externally..(Google September 2024). Tenant reports significant rising damp and leaks and basic interior no carpets or curtains longstanding. Rendered brick fai double pitched hopped double lap tiled roof. Established side residential road. Tenants carpets/ curtains. No furniture or white goods.

8. For information only:

The fair rent to be registered is £300 per week. The Rent Acts (Maximum Fair Rent) Order 1999 applies and the cap limits the fair rent. The MFR cap is at £345.50 pw. As the uncapped rent is below the MFR capping provisions, the fair rent is £300 pw.

Chairman

N A Martindale

Date of decision

6 May 2026

MAXIMUM FAIR RENT CALCULATION

LATEST RPI FIGURE (2 months prior) X 411.40

PREVIOUS RPI FIGURE (2 months prior) Y 291.70

X 411.4 **Minus Y** 291.70 **= (A)** 119.70

(A) 119.70 **Divided by Y** 291.70 **= (B)** 0.4104

First application for re-registration since 1 February 1999 NO

If yes (B) plus 1.075 = (C)

If no (B) plus 1.05 = (C) 1.4604

Last registered rent* £236.5 pw **Multiplied by (C) =** £345.40

***(exclusive of any variable service charge)**

Rounded up to nearest 50p = £345.40 pw

Variable service charge **No**

If YES add amount for services

MAXIMUM FAIR RENT = £345.50 **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.