

Notice of the Tribunal Decision

Rent Act 1977 Schedule 11

Address of Premises

Flat 2, 88 Halfway Street
Sidcup
Kent DA15 8BZ

The Tribunal members were

Mr N Martindale FRICS

Landlord

London and Quadrant Group

Tenant

Mrs R Kindell

1. The fair rent is

£ 895.70

Per

Calendar
month

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

2. The effective date is

28 April 2026

3. The amount for services is

£39.70

Per

Cal month

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

5. The rent is 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 1960's purpose built flat in low rise 3 level block. Communal access internal. 3 rooms kitchen bathroom/ WC.. Building appears in fair condition externally..(Google July 2024) Brick fair faced low double pitched tiled roof. Busy residential road in an established 1930's semi detached housing area. Assumed tenants carpets and curtains.

8. For information only:

The fair rent to be registered is £895.70 per calendar month. The Rent Acts (Maximum Fair Rent) Order 1999 applies and the cap limits the fair rent. The MFR cap is at £895.70 pcm. Without the MFR capping provisions, the fair rent would be £ 1216 pcm.

Chairman

N A Martindale

Date of decision

28 April 2026

MAXIMUM FAIR RENT CALCULATION

LATEST RPI FIGURE (2 months prior) X 408.20

PREVIOUS RPI FIGURE (2 months prior) Y 270.60

X 408.20 **Minus Y** 270.60 **= (A)** 137.6

(A) 137.60 **Divided by Y** 270.80 **= (B)** 0.5085

First application for re-registration since 1 February 1999 NO

If yes (B) plus 1.075 = (C)

If no (B) plus 1.05 = (C) 1.5585

Last registered rent* £549.16 pcm
(plus sc £30.90) **Multiplied by (C) =** £855.77

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

Rounded up to nearest 50p = £856 pcm

Variable service charge **Yes**

If YES add amount for services 39.70

MAXIMUM FAIR RENT = £895.70 **Per** Cal. 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.