

Notice of the Tribunal Decision

Rent Act 1977 Schedule 11

Address of Premises

18A Chesterton Road
RB Kensington & Chelsea
London W10 5LX

The Tribunal members were

Mr N Martindale FRICS

Landlord

Notting Hill Genesis

Tenant

Miss H Perry

1. The fair rent is

£322

Per

week

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

2. The effective date is

16 June 2026

3. The amount for services is

nil

Per

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

As register entry. Building is an end terrace late Victorian House on 4 levels of traditional build, later converted to maisonettes. Property is the garden and the lower maisonette on 2 levels, Basement and Ground – 5 rooms, bathroom/wc kitchen. Full CH no Double glazing. Externally, part brick fair faced part rendered. Building appears in good condition. (Google July 2022). Tenant reports significant longstanding damp and a range of other defects internals, basic kitchen and basic bathroom. Assumed tenants' carpets/ curtains.

8. For information only:

The fair rent to be registered is £322 per week. The Rent Acts (Maximum Fair Rent) Order 1999 applies and the cap limits the fair rent. The MFR cap is at £322 pw. Without the MFR capping provisions, the fair rent would be £540 pw.

Chairman

N A Martindale

Date of decision

16 June 2026

MAXIMUM FAIR RENT CALCULATION

LATEST RPI FIGURE (2 months prior)	X	414.40
PREVIOUS RPI FIGURE (2 months prior)	Y	278.30
X	414.40	Minus Y
	278.30	= (A)
	136.1	136.1
(A)	136.1	Divided by Y
	278.30	= (B)
	0.4890	0.4890

First application for re-registration since 1 February 1999 **NO**

If yes (B) plus 1.075 = (C)			
If no (B) plus 1.05 = (C)	1.5390		
Last registered rent*	£209 pw	Multiplied by (C) =	£321.65
*(exclusive of any variable service charge)			
Rounded up to nearest 50p =	£322 pw		
Variable service charge	No		
If YES add amount for services			
MAXIMUM FAIR RENT =	£322	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.