

Notice of the Tribunal Decision

Rent Act 1977 Schedule 11

Address of Premises

29 Grove Park Road
LB Hounslow
London W4 3RU

The Tribunal members were

Mr N Martindale FRICS

Landlord

DAP Properties

Tenant

Ms I Marks

1. The fair rent is

£725

Per

Cal. Month

(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 a substantial semi-detached mid-Victorian house on 3 levels plus basement of traditional brick build, later sub-divided. Property is a small ground floor flat on 1 level, 2 rooms, 'bathroom', wc kitchen. No CH, no Double glazing, no white goods. Externally brick fair faced. Low pitched metal sheet main roof? Building appears in good condition outside. (Google July 2025). Tenant reports longstanding minor defects to common parts and kitchen. WC under stairs? Shower in kitchen? Basic Kitchen, basic bathroom Assumed tenants white goods.

8. For information only:

The fair rent to be registered is £725 per calendar month. The Rent Acts (Maximum Fair Rent) Order 1999 applies and the cap limits the fair rent. The MFR cap is at £725 pcm and applies, being lower than the uncapped fair rent. Without the MFR capping provisions, the fair rent would be £1000 pcm.

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 376.60

X 414.40 **Minus Y** 376.60 **= (A)** 37.8

(A) 37.8 **Divided by Y** 376.60 **= (B)** 0.1004

First application for re-registration since 1 February 1999 NO

If yes (B) plus 1.075 = (C)

If no (B) plus 1.05 = (C) 1.1504

Last registered rent* £630 pcm **Multiplied by (C) =** £724.75

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

Rounded up to nearest 50p = £725 pcm

Variable service charge **No**

If YES add amount for services

MAXIMUM FAIR RENT = £725 **Per** Calendar 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.