

Notice of the Tribunal Decision

Rent Act 1977 Schedule 11

Address of Premises

Flat 16c Elvaston Place
London SW7 5QF

The Tribunal members were

Mr N Martindale FRICS

Landlord

Northumberland & Durham Trust

Tenant

Mr Peter Gregory

1. The fair rent is

£1788

Per

Calendar
month

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

2. The effective date is

14 July 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**

A self contained third (top) floor flat in a converted c.late C19th large family mid terraced home brick and rendered walls, pitched/ mansard roof over Building, on 5 levels. Accommodation is 2 rooms, kitchen, bathroom, wc. No central heating, no white goods, no double glazing. Otherwise as register entry.

8. For information only:

The fair rent to be registered is the maximum fair rent as prescribed by the Rent Acts (Maximum Fair Rent) Order 1999. As the rent was above the MFR, it is capped. The Fair Rent without the MFR capping provisions, would otherwise be £1800 per calendar month uncapped. The landlord may charge a rent at any level up to and including the Registered Fair Rent at box 1 above, but not more.

Chairman

N A Martindale

Date of decision

14 July 2026

MAXIMUM FAIR RENT CALCULATION

LATEST RPI FIGURE (2 months prior)	X	415.3
PREVIOUS RPI FIGURE (2 months prior)	Y	381.0
X	415.3	Minus Y
	381.0	= (A)
	34.3	34.3
(A)	34.3	Divided by Y
	381.0	= (B)
	0.0900	0.0900

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

If yes (B) plus 1.075 = (C)

If no (B) plus 1.05 = (C) 1.1400

Last registered rent* £1568 pcm Multiplied by (C) = £1787.52 pcm

*(exclusive of any variable service charge)

Rounded up to nearest 50p = £1788

Variable service charge **NO**

If YES add amount for services

MAXIMUM FAIR RENT = **£1788** **Per** **pcm**

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.