

Notice of the Tribunal Decision

Rent Act 1977 Schedule 11

Address of Premises

Second Floor Flat
12 West Mall
Bristol
BS8 4BH

The Tribunal members were:

Mr J G G Wilson MRICS
Mr S J Hodges FRICS

Landlord

Mr Brian White

Tenant

Ms Deenagh Miller

1. The fair rent is

£770.00p

Per

Calendar
Month

(To exclude Water Rates and Council
Tax but to include any amounts in
paragraphs 3 & 4)

2. The effective date is

6 July 2026

3. The amount for services is

Negligible

Per

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

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 (please see calculation overleaf).

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

(d) Amount for fuel charges (excluding heating and lighting of common parts) not counting for rent allowance:
Not applicable.
(e) Noted amount attributable to services: Negligible.

8. For information only:

(a) The fair rent to be registered is not limited by the Rent Acts (Maximum Fair Rent) Order 1999, because it is below the maximum fair rent of £831.50p per Calendar Month, with no amount attributable to services (variable), prescribed by the Order.

Chairman

Mr J G G Wilson
MRICS

Date of decision

6 July 2026

MAXIMUM FAIR RENT CALCULATION

LATEST RPI FIGURE	X	415.3			
PREVIOUS RPI FIGURE	Y	385.0			
X	415.3	Minus Y	385.0	= (A)	30.3
(A)	30.3	Divided by Y	385.0	= (B)	0.07870

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

If yes (B) plus 1.075 = (C)			
If no (B) plus 1.05 = (C)	1.12870		
Last registered rent*	£736.50p	Multiplied by (C) =	£831.29p
*(exclusive of any variable service charge)			
Rounded up to nearest 50p =	£831.50p		
Variable service charge	NO		
If YES add amount for services	N/A		
MAXIMUM FAIR RENT =	£831.50p	Per	Calendar Month

Explanatory Note

- The calculation of the maximum fair rent, in accordance with the formula contained in the Order, is set out above.
- In summary, the formula provides for the maximum fair rent to be calculated by:
 - increasing the previous registered rent by the percentage change in the retail price index (the RPI) since the date of that earlier registration and
 - 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.
- 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.
- 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.