

Notice of the Tribunal Decision

Rent Act 1977 Schedule 11

Address of Premises

85b Kingswood Road
Lambeth
SW2 4JW

The Tribunal members were

Mr N Martindale FRICS

Landlord

Notting Hill Genesis Housing

Tenant

Mr Trevor Bailey

1. The fair rent is

£ 968

Per

Calendar
month

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

2. The effective date is

3 February 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

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

As register entry. Self contained first and second level flat, 3 reception, kitchen, wc, 2 bedrooms bathroom/wc, part of an 1890's end terrace building subdivided in self contained flats. Building appears in good condition. New slate roof, fair faced brick walls, new double glazing sashes.

8. For information only:

The fair rent to be registered is £968 pcm. The Rent Acts (Maximum Fair Rent) Order 1999 applies and the cap limits the fair rent. The MFR cap is at £968 pcm. Without the MFR capping provisions, the fair rent would be £ 1800 pcm.

Chairman

N A Martindale

Date of decision

3 February 2026

MAXIMUM FAIR RENT CALCULATION

LATEST RPI FIGURE (2 months prior)	X	408.50
PREVIOUS RPI FIGURE (2 months prior)	Y	278.10
X	408.50	Minus Y
	278.10	= (A)
	130.4	
(A)	130.40	Divided by Y
	278.10	= (B)
	0.4689	

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

If yes (B) plus 1.075 = (C)	
If no (B) plus 1.05 = (C)	1.5189
Last registered rent*	£637
Multiplied by (C) =	£967.54
*(exclusive of any variable service charge)	
Rounded up to nearest 50p =	£968 pcm
Variable service charge	No
If YES add amount for services	
MAXIMUM FAIR RENT =	£968
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.