First-tier Tribunal – Property Chamber **File Ref No.** HAV/43UG/F77/2026/0020

Notice of the Tribunal Decision

Rent Act 1977 Schedule 11

Address of Premises

1 Grovers Farm Cottages
Woodham Lane
Woodham
Addlestone
Surrey
KT15 3PU

The Tribunal members were:

Mr J G G Wilson MRICS
Mr J Reichel BSc MRICS

Landlord Maurice Mandry Ltd

Tenant Mr P Steele

1. The fair rent is **£895.00p** **Per** **Calendar Month** **(To exclude Water Rates and Council Tax, but to include any amounts in paragraphs 3 & 4)**

2. The effective date is 17 August 2026

3. The amount for services is Not applicable **Per** N/A

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

Not applicable **Per** N/A

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

A semi-detached house, circa 1945-1964, on two floors of traditional brick construction, with a pitched tiled roof. The accommodation comprises: ground floor – two reception rooms and one kitchen; stairs up to the first floor – three bedrooms and one bathroom/WC. Outside there is a parking space and a private garden.

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 £1,190 per Calendar Month, with no sum attributable for services (variable), prescribed by the Order.

Chairman Mr J G G Wilson MRICS **Date of decision** 17 August 2026

MAXIMUM FAIR RENT CALCULATION

LATEST RPI FIGURE	**X**	416.5
PREVIOUS RPI FIGURE	**Y**	204.4

X	416.5	**Minus Y**	204.4	= **(A)**	212.1
(A)	212.1	**Divided by Y**	204.4	= **(B)**	1.03767

First application for re-registration since 1 February 1999 NO

If yes (B) plus 1.075 = (C)			
If no (B) plus 1.05 = (C)	2.08767		
Last registered rent*	£570.00p	**Multiplied by (C) =**	£1,189.97p

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

Rounded up to nearest 50p =	£1,190.00p		
Variable service charge	**NO**		
If YES add amount for services	N/A		
MAXIMUM FAIR RENT =	**£1,190.00p**	**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.