First-tier Tribunal – Property Chamber **File Ref No.** LON/00BH/F77/2026/0165

Notice of the Tribunal Decision

Rent Act 1977 Schedule 11

Address of Premises	**The Tribunal members were**
Flat 11 Salway House, 25 Thornhill Road, London E10 5LZ	Mr. D Jagger MRICS

Landlord	Orbit Hosing Association			
Tenant	Mr LMaunders			
1. The fair rent is	**585.83**	**Per**	Month	**(excluding water rates and council tax but including any amounts in paras 3&4)**
2. The effective date is	19 October 2026			
3. The amount for services is	137.83	**Per**	Month	

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

None	**Per**	

5. The rent is 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

Rent is for a 50% share, plus 100% service charge in accordance with the Landlord's service charge budget for 2026/2027.

8. For information only:

(a) 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 below the MFR, it is uncapped. The capped Fair Rent with the MFR capping provisions, would otherwise be £678.38 pcm (for a 50% share rent with a 100% service charge included) capped. 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	Mr. D Jagger MRICS	**Date of decision**	19 October 2026

MAXIMUM FAIR RENT CALCULATION

LATEST RPI FIGURE	**X**	421.6
PREVIOUS RPI FIGURE	**Y**	387.5

X	421.6	**Minus Y**	387.5	= **(A)**	34.1
(A)	34.1	**Divided by Y**	387.5	= **(B)**	0.088

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

If yes (B) plus 1.075 = (C)	N/A		
If no (B) plus 1.05 = (C)	1.138		
Last registered rent*	476	**Multiplied by (C) =**	540.55

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

Rounded up to nearest 50p =	541.00		
Variable service charge	**Yes**		
If YES add amount for services	£137.83		
MAXIMUM FAIR RENT =	**£678.38**	**Per**	**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.