First-tier Tribunal – Property Chamber **File Ref No.** JD/LON/OOBJ/F77/2026/0185

Notice of the Tribunal Decision

Rent Act 1977 Schedule 11

Address of Premises

Basement Flat, 234 Merton Road, London, SW18 5JQ

The Tribunal members were

R Waterhouse FRICS

Landlord Northumberland & Durham Property Trust

Tenant Mr Leonard Henry

1. The fair rent is £240.00 **Per** week **(excluding water rates and council tax but including any amounts in paras 3&4)**

2. The effective date is 10 November 2026

3. The amount for services is n/a **Per** n/a

negligible/not applicable

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

n/a **Per** n/a

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

n/a

8. For information only:

(a) The fair rent to be registered is the section 70 fair rent because the rent determined under the Rent Acts (Maximum Fair Rent) Order 1999 is higher.

Chairman R Waterhouse FRICS **Date of decision** 10 November 2026

MAXIMUM FAIR RENT CALCULATION

LATEST RPI FIGURE		**X**	**422.1**		
PREVIOUS RPI FIGURE		**Y**	**387.50**		
X	**422.1**	**Minus Y**	**387.50**	**= (A)**	**34.60**
(A)	**34.60**	**Divided by Y**	**387.50**	**= (B)**	**0.0892**

First application for re-registration since 1 February 1999 NO

If yes (B) plus 1.075 = (C)		
If no (B) plus 1.05 = (C)	**1.1392**	
Last registered rent*	**£235.00 per week**	**Multiplied by (C) =** **£267.73**

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

Rounded up to nearest 50p =	**£268.00**
Variable service charge	**no**
If YES add amount for services	n/a

MAXIMUM FAIR RENT =	**£268.00**	**Per**	**week**

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.