First-tier Tribunal – Property Chamber **File Ref No.** LON/00BH/F77/2026/0147

Notice of the Tribunal Decision

Rent Act 1977 Schedule 11

Address of Premises

Flat 2 Salway House,
25 Thornhill Road
London E10 5LZ

The Tribunal members were

Mr N Martindale FRICS

Landlord Orbit Housing Association

Tenant Miss D Duncan

1. The fair rent is £766.65 **Per** Calendar month **(excluding water rates and council tax but including any amounts in paras 3&4)**

2. The effective date is 8 September 2026

3. The amount for services is £124.15 **Per** Calendar month

negligible/not applicable

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

nil **Per**

negligible/not applicable

5. The rent is 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

LB Waltham Forest. A purpose-built self-contained Building on 2/3/4 levels, brick faced walls flat roofs, built c.1985. Flat: Property 2 rooms, kitchen, bathroom, wc. Full central heating, double glazing. Otherwise as register entry. Appears in good condition external. Rear yard. Google April 2022. Rent is for a 75% share NOT owned by the tenant, plus 100% service charge.

8. For information only:

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 above the MFR, it is capped. The uncapped Fair Rent without the MFR capping provisions, would otherwise be £871.36 pcm (for a 75% share rent with a 100% service charge included) uncapped. 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 N A Martindale **Date of decision** 8 September 2026 Revised 14 October 2026

MAXIMUM FAIR RENT CALCULATION

LATEST RPI FIGURE (2 months prior)	**X**	419.1			
PREVIOUS RPI FIGURE (2 months prior)	**Y**	385.0			
X	419.1	**Minus Y**	385.0	= **(A)**	34.1
(A)	34.1	**Divided by Y**	385.0	= **(B)**	0.0886

First application for re-registration since 1 February 1999 NO

If yes (B) plus 1.075 = (C)			
If no (B) plus 1.05 = (C)	1.1386		
Last registered rent*	£564.0 pcm (+£71.39 sc)	**Multiplied by (C) =**	£642.17 pcm

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

Rounded up to nearest 50p =	£642.5 pcm		
Variable service charge	**YES**		
If YES add amount for services	£124.15 pcm		
MAXIMUM FAIR RENT =	**£766.65**	**Per**	**pcm**

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.