



**FIRST - TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)**

Case Reference : **LON/00AY/F77/2023/0262**

Property : **1 Bellasis Avenue, London SW2 4NZ**

Tenant : **Mr Leon Martin-Blake**

Landlord : **Notting Hill Genesis**

Date of Objection : **25 August 2023**

Type of Application : **Section 70, Rent Act 1977**

Tribunal : **Judge P Korn
Mrs A Flynn MRICS**

**Date of Summary
Reasons** : **7 November 2023**

DECISION

The sum of £979 per calendar month will be registered as the fair rent with effect from 7 November 2023, being the date the Tribunal made the Decision.

SUMMARY REASONS

Background

1. Following an objection from the Tenant to the determination of a fair rent by the Rent Officer, the Tribunal has made a determination under the provisions of the Rent Act 1977.

Inspection

2. The Tribunal did not inspect the Property, having not been requested to do so, but considered this case on the basis of the papers provided by the parties.

Evidence

3. Aside from the Tenant's brief email objecting to the increase there were no written submissions from the parties, and no comparable evidence was provided.

Determination and Valuation

4. Having consideration of our own expert, general knowledge of rental values in the Streatham area, we consider that the open market rent for the Property in its current condition (based on the information contained in the Landlord's original application for registration of fair rent and the information contained in the Rent Register) would be in the region of £2,040 per calendar month.

5. The Tribunal has made an adjustment for scarcity.

6. The full valuation is shown below:

Market Rent		per calendar month £2,550
<i>Less</i>		
Scarcity	approx. 20%	<u>510</u> £2,040

7. The above figure of £2,040 per calendar month is the **uncapped** amount. However, capping applies in this case, and the **capped** rent for the Property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £979 per calendar month. The calculation of the capped rent is shown on the decision form. In this case the lower rent of **£979 per calendar month** is to be registered as the fair rent of this property.

Chairman: Judge P Korn

Date: 7 November 2023

APPEAL PROVISIONS

These summary reasons are provided to give the parties an indication as to how the Tribunal made its decision. If either party wishes to appeal this decision, they should first make a request for full reasons and the details of how to appeal will be set out in the full reasons. Any subsequent application for permission to appeal should be made on Form RP PTA