

# Notice of the Tribunal Decision

## Rent Act 1977 Schedule 11

### Address of Premises

45a Brondesbury Villas, London, NW6 6AJ

### The Tribunal members were

Ian B Holdsworth FRICS RICS Registered Valuer Alan Ring

### Landlord

Notting Hill Genesis

### Tenant

Mr Martin Downing

1. The fair rent is

445.00

Per

Week

(excluding water rates and council tax but including any amounts in paras 3&4)

2. The effective date is

11 December 2023

3. The amount for services is

Nil

Per

Week

negligible/not applicable

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

Nil

Per

Week

negligible/not applicable

5. The rent is/is not to be registered as variable.

6. The capping provisions of the Rent Acts (Maximum Fair Rent) Order 1999 apply because 15% exemption.

7. Details (other than rent) where different from Rent Register entry

The Property has benefitted from replacement of all window fittings with new wooden framed double glazing. The Tribunal determine this improvement would increase rent by more than 15%.

Chairman

Ian B Holdsworth

Date of decision

11 December 2023

