



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

Case Reference : **LON/00AN/F77/2025/0026**

Property : **Flat C, 32 Hazlitt Road, London W10
0JY**

Tenant : **Mary Clarke**

Landlord : **Notting Hill Genesis**

Date of Objection : **22 November 2024**

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

Tribunal : **Judge Tagliavini
Mrs S Redmond MRICS**

Date : **2 April 2025**

DECISION

The sum of £219.00 per week will be registered as the fair rent with effect from 2 April 2025 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 but considered this case on the basis of the papers provided by the parties.

Evidence

3. The Tribunal has consideration of the written submissions provided by the Tenant.

Determination and Valuation

4. Having regard to our own expert, general knowledge of rental values in the area, we consider that the open market rent for the property in its current condition would be £530.00 per week. From this level of rent we have made adjustments of 20% in relation to:

Terms of tenancy
Curtains and carpets
White goods
Not fully refurbished

5. The Tribunal has also made an adjustment of 20% for scarcity.
6. The valuation is shown below:

Market Rent	£530.00 per week
Less 20%	£424.00 per week
Less scarcity of 20%	£339.20 per week (say £340.00)

7. The Tribunal determines a rent of £340.00 per week.

Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £340.00 per week. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £219.00 per week. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £219.00 per week is to be registered as the fair rent of this property.

Chairman: Judge Tagliavini Date: 2 April 2025

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 request for full reasons should be made within a month. Any subsequent application for permission to appeal should be made on Form RP PTA