



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

**Case Reference** : **HS/LON/00AN/F77/2025/0072**

**Property** : **60B Hammersmith Grove, London,  
W6 7HA**

**Tenant** : **Ms L Murphy**

**Landlord** : **Notting Hill Genesis**

**Date of Objection** : **23 November 2024**

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

**Tribunal** : **R Waterhouse FRICS**

**Date** : **28 April 2025**

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**DECISION**

**The sum of £165.00 per week will be registered as the fair rent with effect from 28 April 2025, being the date the Tribunal made the Decision.**

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**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. There were no written submissions from the parties.

### Determination and Valuation

4. Having consideration of the comparable evidence proved by the parties and our own expert, general knowledge of rental values in the area, we consider that the open market rent for the property in good tenantable condition/ its current condition would be in the region of £2200.00 per calendar month. From this level of rent we have made adjustments in relation to:

The property has no central heating, and the tenancy commenced 1979, the property as let in 1979 will have a lower specification than a contemporary letting.

5. The Tribunal has also made an adjustment for scarcity.

6. The full valuation is shown below:

		£2200.00 per calendar month
Market Rent		£2200.00
<i>Less</i>		
No central heating 10%		£220.00
Poor specification 10%		£220.00
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		£1760.00
<i>Less</i>		
Scarcity	20%	<u>£352.00</u>
		£1408.00

7. The Tribunal determines a rent of £1408.00 per calendar month which is equivalent to **£324.92 per week**.

### Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was **£324.92 per week**. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at **£165.00 per week**. The calculation of the capped rent is shown on the decision form. In this case the lower rent of **£165.00 per week** is to be registered as the fair rent or this property.

**Chairman: R Waterhouse FRICS**  
**28 April 2025**

**Date:**

### **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