



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

Case Reference	:	LON/00AE/F77/2025/0086
Property	:	61 Hazeldean Road, London, NW10 8QT
Tenant	:	Mrs. H. Macleod
Landlord	:	Notting Hill Genesis
Type of Application	:	Determination of a Fair Rent – Section 70, Rent Act 1977
Tribunal Members	:	Judge Sarah McKeown Mrs. A. Flynn MA MRICS
Date and venue of Consideration	:	10 Alfred Place, London WC1E 7LR
Date of Summary Reasons	:	8 May 2025

DECISION

The sum of £230 per week will be registered as the fair rent with effect from 8 May 2025, being the date the Tribunal made the Decision.

SUMMARY REASONS

The Background

1. On 12 December 2024 the Rent Officer registered a rent of £227 per week, effective from 12 December 2024. 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.

2. The last registered fair rent was £163.50 per week, effective from 3 February 2020.
3. Directions were issued on 14 March 2025 by the Tribunal. The parties were directed to provide reply forms, and invited to submit any relevant information and submissions.
4. The Tribunal did not inspect the Property but considered this case on the basis of the papers provided by the parties and having regard to its own knowledge, expertise and online research.

Evidence

1. The Tribunal has considered the representations made on behalf of the Tenant. From the information provided, it appears that 61 Hazeldean Road, London SW10 8QT (“the Property”) is a terrace house with one room and a kitchen/diner on the ground floor and three rooms and a bathroom/WC on the first floor. The Property has full central heating. The Property is let on a weekly tenancy which commenced on 28 November 1994.
2. The landlord is responsible for repairs and external decorations. The tenant is responsible for the internal decorations and the tenancy is subject to s.11 Landlord and Tenant Act 1985.
3. No services or furniture has been provided by the Landlord. No improvements are said to have been carried out by the tenant and no replacement of fixtures or fittings. There are no allegations of disrepair.
4. Neither party has submitted any comparable evidence.

Determination and Valuation

5. Having consideration of the evidence and our own expert, general knowledge of rent values in the area, we consider that the open market rent for the Property in a good tenantable condition would be in the region of £560 per week. From this level of rent we have made adjustments in relation to:

- (a) The tenant's decorating liability, L resp for all repairs and decs;
- (b) No furniture provided by the Landlord;
- (c) White goods, curtains, carpet and floor coverings provided by the Tenant
- (d) The condition of the Property.

6. The full valuation is shown below:

	Per week
Market rent	£560
Less deductions as above	<u>10% -£56</u>
Adjusted rent	£504
Less scarcity	<u>20% -£100.80</u>
Fair rent	£403.20

7. The Tribunal therefore determines a rent of £403.20 per week for the purposes of s.70.

Decision

8. The uncapped fair rent initially determined by the Tribunal for the purposes of s.70 was £403.20 per week. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £230 per week. The calculation of the capped rent is shown on the decision form. In this case, the lower rent of £230 per week is to be registered as the fair rent for this property.

Name: Judge Sarah McKeown Date: 8 May 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 subsequent application for permission to appeal should be made on Form RP PTA.