



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

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| Case Reference | : | FR/LON/00AE/F77/2025/0087 |
| Property | : | 12a Buckingham Road, London, NW10 4RR |
| Tenant | : | Ms. Antonia Cardoso |
| Landlord | : | Notting Hill Genesis |
| Type of Application | : | Determination of a Fair Rent – Section 70, Rent Act 1977 |
| Tribunal Members | : | Judge Sarah McKeown Ms. Bygrave MRICS |
| Date and venue of Consideration | : | 10 Alfred Place, London WC1E 7LR |
| Date of Summary Reasons | : | 12 May 2025 |

DECISION

The sum of £200.40 per week will be registered as the fair rent with effect from 12 May 2025, being the date the Tribunal made the Decision.

SUMMARY REASONS

The Background

1. On 10 December 2024 the Rent Officer registered a rent of £199.40 per week, effective from 10 December 2024, which included services

of £7.90 per week. 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 £138.56 per week (which included services of £1.56 per week), effective from 31 January 2020.
3. Directions were issued on 19 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 was informed on 25 April 2025 that the tenant wished to withdraw their application. A response was sent stating that the tenant would need to be informed that if a withdrawal form was not received, the Tribunal would proceed to determine the case. The Tribunal wrote to the tenant on 25 April 2025 stating that a withdrawal from would need to be completed and returned to the Tribunal by 2 May 2025.
5. 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

6. From the information provided, it appears that 12a Buckingham Road, London, NW10 4RR (“the Property”) is a self-contained converted flat on the ground floor with full central heating with two rooms, a kitchen and a bathroom. The Property is let on a weekly tenancy which commenced on 20 August 1990.
7. The tenancy is subject to s.11 Landlord and Tenant Act 1985. Council Tax is paid for by the tenant.
8. No furniture has been provided by the Landlord.
9. Neither party has submitted any comparable evidence.

Determination and Valuation

10. 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 £357.69 per week. From this level of rent we have made adjustments in relation to:

(a) The repairing obligations as set out above – tenant responsible for internal decorations;

(b) No furniture provided by the Landlord;

(c) White goods, curtains, carpet and floor coverings provided by the Tenant

(d) Condition of the property

11. The landlord has provided details of the services provided at a charge of £7.90 per week. The services are:

| | |
|--------------------------------|--------|
| SVC Electricity | £3.39 |
| SVC (AMT) Fire Risk Assessment | £3.478 |
| Block management fees | £0.51 |
| Core management fees | £0.53 |

12. The full valuation is shown below:

| | |
|--------------------------|--------------------|
| | Per week |
| Market rent | £357.69 |
| Less deductions as above | <u>10% -£35.77</u> |
| Adjusted rent | £321.90 |
| Less scarcity | <u>20% -£64.38</u> |
| Fair rent | £257.52 |

13. The Tribunal therefore determines a rent of £257.52 per week for the purposes of s.70.

Decision

14. The uncapped fair rent initially determined by the Tribunal for the purposes of s.70 was £257.52 per week. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £200.40 per week. The calculation of the capped rent is shown on the decision form. In this case, the lower rent of £200.40 per week is to be registered as the fair rent for this property.

Name: Judge Sarah McKeown Date: 12 May 2025

APPEAL PROVISIONS

These summary reasons are provided to give the parties and 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.