



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

Case Reference : **LON/00BK/F77/2025/0073**

Property : **4 Westbourne Crescent Mews,
London W2 3BY**

Tenant : **Mrs M Chapman**

Landlord : **Notting Hill Genesis**

Date of Objection : **16 December 2024**

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

Tribunal : **Mr C Norman FRICS**

**Date of Summary
Reasons** : **23 May 2025**

SUMMARY REASONS

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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 did undertake an unaccompanied external viewing, in order to ascertain its location, as Westbourne Crescent Mews is not shown on Google Maps. Otherwise, the Tribunal considered this case on the basis of the papers provided by the parties.

Evidence

3. The Tribunal has considered the written submissions provided by the Tenant. The landlord did not respond to the appeal.

Determination and Valuation

4. Having considered of our own expert, general knowledge of rental values in the area, we consider that the open market rent for the property in good condition would be in the region of £725 per week. From this level of rent we have made adjustments in relation to:

Bathroom and kitchen will require refurbishment: 15%

Tenant is responsible for some internal repairs: 5%

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

6. The full valuation is shown below:

Market Rent	per week £725
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Less

Bathroom and kitchen will require refurbishment:

Tenant is responsible for some internal repairs:)
) approx. 20%

£145

£580

Less

Scarcity

approx. 20%

£116

£464

7. The Tribunal determines an uncapped rent of £464 per week.

Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £464 per week. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £258.50 per week. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £258.50 per week is to be registered as the fair rent of this property.

Note:

The Fair Rent is the maximum rent for the property under the Rent Act. However, the landlord may charge a lower rent.

Chairman: Mr C Norman FRICS **Date:** 23 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