



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

**Case Reference** : **TR/LON/00BK/F77/2025/0145**

**Property** : **Flat C, 223 Randolph Avenue,  
London, W9 1NL**

**Tenant** : **Colin Burns**

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

**Date of Objection** : **13 January 2025**

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

**Tribunal** : **Ms S Beckwith MRICS**

**Date** : **10 July 2025**

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**DECISION**

**The sum of £273.11 per week will be registered as the fair rent with effect from 10 July 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. The Tribunal issued Directions on 16 May 2025 inviting the parties to complete Reply Forms. No written submissions were received from the parties.
4. The Tribunal has consideration of the documents provided by the Rent Officer, which include the Landlord's original application form.
5. The Property is a first floor flat with two bedrooms, living room, kitchen and bathroom.

### **Determination and Valuation**

6. Having consideration of 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 would be in the region of £600 per week. From this level of rent we have made adjustments in relation to:
  - The terms and conditions of the tenancy.
  - The Tenant having provided all white goods, floor and window coverings and other furnishings.
7. The Tribunal has also made an adjustment for scarcity.
8. The full valuation is shown below:

			Per week
MARKET RENT			£600
<i>Less</i>			
Terms of tenancy	)		
Tenant's provision of white goods, furniture, etc	)	approx. 10%	£60.00
Market rent less deductions			£540.00
Less £9.11 per week for services			£530.89
Less scarcity		approx. 20%	£106.18
Market rent less deductions, services and scarcity			£424.71
Plus £9.11 per week for services			£433.82
<b>ADJUSTED MARKET RENT</b>			<b>£435</b>

9. The Tribunal determines a rent of £435 per week.

### **Decision**

10. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £435 per week. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £273.11 per week. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £273.11 per week is to be registered as the fair rent for this property.
11. The Tribunal notes that the current rent being paid is lower than the previously registered rent. The Landlord is entitled, but not compelled, to charge the Tenant rent at the registered figure from the effective date and may choose to charge a lower figure.

**Chairman: S Beckwith MRICS**

**Date: 10 July 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