FIRST - TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)

Case Reference	**:**	**LON/00AY/F77/2025/0333**
Property	**:**	**Flat B, 58 Scholars Road, London, SW12 0PG**
Tenant	**:**	**Miss S Gates**
Landlord	**:**	**Notting Hill Genesis**
Date of Objection	**:**	**7 November 2025**
Type of Application	**:**	**Section 70, Rent Act 1977**
Tribunal	**:**	**R Waterhouse FRICS** **C Piarroux JP**
Date of Decision	**:**	**4 February 2026**

DECISION

The sum of £710.50 per calendar month will be registered as the fair rent with effect from 4 February 2026, being the date the Tribunal made the Decision. The Landlord is a social housing provider and may choose not to charge the extent of the fair rent determined.

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Full REASONS

Background

1. The Landlord submitted an application, received 11 September 2025, to register a fair rent of £693.33 per calendar month. Previous to the application the Rent Officer had registered a fair rent of £473.00 per calendar month effective from 2 May 2018. Following the application the Rent Officer registered a fair rent of £711.00 per calendar month effective from 30 October 2025. Following an objection by letter dated 7 November 2025 from the tenant to the determination of a fair rent by the Rent Officer, the tribunal has made this determination under the provisions of the Rent Act 1977.

2. Directions were issued on 11 December 2025. The matter was determined on the papers on 4 February 2026, without an inspection. Neither party requested an inspection or a hearing.

Inspection

3. The property is described in the Rent Register as a self-contained converted flat, without central heating, comprising two rooms, one kitchen and one bathroom.

4. The Tribunal did not inspect the property.

Evidence

Submission by the Tenant

5. The Tribunal received from the tenant a copy of the letter of objection dated 7 November 2025, which stated that the tenant contended they should be given one months' notice and that the property was social housing and that the accommodation was “adequate …but not very special.”

6. There was no Reply Form, received.

Submission by the Landlord

7. The Landlord, other than the original application to register a rent has made no submissions.

Determination and Valuation

Valuation

8. In determining the level of rent for the fair rent, the Tribunal must carry out a valuation under section 70 of the Rent Act 1977 and then an assessment under the Rent Acts(Maximum Fair Rent) Order 1999.The latter assessment is dependent on the inflation rate between the last registered rent and the date of the current determination which is the date of hearing. The Tribunal must then adopt the lower of the two figures as the fair rent to be registered.

9. Having consideration of the comparable evidence proved by the parties and our own expert general knowledge of rental values in the area, the tribunal adopts the figure of £2000.00 per calendar month.

10. From this level of rent we have made adjustments in relation to: (i) terms and conditions the tenancy that is the tenant is responsible for internal decoration which is more onerous than contemporary tenancies from which the comparables are derived (ii) improvements made by the tenant none are noted, (iii) the supply of curtains and carpets by the tenant , this is assumed given the age of the tenancy and (iv) general condition of the property, kitchen and bathroom assumed to date from start of tenancy and no central heating , compared with contemporary lettings.

11. The Tribunal has also made an adjustment for scarcity at 20%.

Market Rent	£2000.00 pcm
Less: 30% for (i) to (iv) above;	£ 600.00 pcm
	leaves £ 1400.00 pcm
Less 20% for scarcity	£ 280.00 pcm
	leaves £ 1120.00 pcm

16. The Tribunal determines a rent under section 70 of £1120.00 pcm.

Decision

17. The rent calculated under section 70 Rent Act 1977 is £1120.00 per month.

18. The rent calculated under the Rent Acts (Maximum Fair Rent) Order 1999 is £710.50 per month. The rent calculated under section 70 of the Rent Act 1977 rent is higher than the rent calculated under the Rent Acts (Maximum Fair Rent) Order 1999. Therefore, the Tribunal determines the rent to be registered is £710.50 per month with effect from 4 February 2026.

Chairman: R Waterhouse FRICS

Date: 4 February 2026

Appeal to the Upper Tribunal

A person wishing to appeal this decision to the Upper Tribunal (Property Chamber) on a point of law must seek permission to do so by making a written application to the First-tier Tribunal at the Regional Office which has been dealing with the case which application must:

a. be received by the said office within 28 days after the Tribunal sends to the person making the application written reasons for the decision.

b. identify the decision of the Tribunal to which it relates, state the grounds of appeal, and state the result the party making the application is seeking.

If the application is not received within the 28 –day time limit, it must include a request for an extension of time and the reason for it not complying with the 28- day time limit; the Tribunal will then decide whether to extend time or not to allow the application for permission to appeal to proceed.