FIRST - TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)

Case Reference	**:**	**LON/00AJ/F77/2026/0003**
Property	**:**	**Flat 3, 56 Grafton Road, London W3 6PD**
Tenant	**:**	**I Matthews**
Landlord	**:**	**Notting Hill Genesis**
Date of Objection	**:**	**24 November 2025**
Type of Application	**:**	**Section 70, Rent Act 1977**
Tribunal	**:**	**Mr A Harris LLM FRICS**
Date of Summary Reasons	**:**	**10 March 2026**

DECISION

The sum of £239.00 per week will be registered as the fair rent with effect from 10 March 2026, 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 tenant's letter of objection requests a breakdown of the assesment. There was no comparable evidence from either party.

Determination and Valuation

4. In the absence of comparable evidence provided by the parties the tribunal has relied on our own expert, general knowledge of rental values in the area, we consider that the open market rent for the property in the condition and with the amenities the market would expect would be in the region of £400.00 per week. From this level of rent we have made adjustments in relation to:

5.
   a. Tenant decorating liability
   b. No carpets curtains or white goods

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

7. The full valuation is shown below for the uncapped rent:

Fair rent			
		PW	
Market rent		£	400.00
less condition & terms	20%	-£	80.00
adjusted rent		£	320.00
less scarcity off adj rent	20%	-£	64.00
Fair rent		£	256.00

Decision

8. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £256.00 per week. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £239.00 per week. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £239.00 per week is to be registered as the fair rent for this property.

9. The tribunal notes that the rent paid by the tenant may be a social rent which can only be increased by the rise in the Consumer Prices Index plus 1%. The jurisdiction of the tribunal is limited to finding a fair rent as set out in the Rent Act which is the maximum rent which can be charged and it has no power over the level of a social rent. If applicable it is the lower of the social rent and fair rent which is due from the tenant.

Chairman: A Harris **Date: 10 March 2026**

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