FIRST - TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)

Case Reference	**:**	**LON/00AW/F77/2026/0025**
Property	**:**	**Flat D, 203 Ladbroke Grove, London W10 6HQ**
Tenant	**:**	**Ms D Francis**
Landlord	**:**	**Notting Hill Genesis**
Date of Tenant's Objection	**:**	**9 December 2025**
Type of Application	**:**	**Section 70, Rent Act 1977**
Tribunal	**:**	**Mr D Jagger MRICS**
Date of Summary Reasons	**:**	**17 March 2026**

DECISION

The sum of £192 per week will be registered as the fair rent with effect from 17 March 2026, being the date, the Tribunal made the Decision.

© CROWN COPYRIGHT 2025

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.

2. The parties did not request a hearing or an inspection to determine this matter and the Tribunal agreed with this arrangement. The Tribunal considered this case on the Rent Officer with the assistance of Rightmove and Google Maps.

Evidence

3. The Tribunal did not receive completed Reply Statements from the parties. The Tribunal had before it, the Rent Officers two Registrations and calculations for the most recent registration on the 25 November 2025 to take effect on that date.

Determination and Valuation

4. Having consideration of its own expert, general knowledge of rental values in the Ladbroke Grove area, we consider that the open market rent for the property in good condition with modern services would be in the region of **£485** per week (£2100 per month).

5. Next, the Tribunal needs to adjust that hypothetical rent of £485 per week to allow for Terms of tenancy agreement, no white goods, no carpets or curtains.

6. The Tribunal has considered very carefully the information provided by the tenant and the findings during the inspection. Using its own expertise, the Tribunal considers that a deduction of 15% (£72.75) should be applied in order to take account of the above matters. This reduces the figure to £412.25 per week.

7. It should be noted that this figure cannot be a simple arithmetical calculation and is not based upon capital costs but is the Tribunal's estimate of the amount by which the rent would need to be reduced to attract a tenant.

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

9. The full valuation is shown below:

Market Rent		£485	pw
Less	approx.15%	£72.75	
		£412.25	
Less Scarcity	approx. 20%	£82.45	
		£329.80 pw	

Decision

10. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was **£329.80** per week. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £192 per calendar week. The calculation of the capped rent is shown on the decision form.

11. **In this case therefore the lower rent of £192 per week is to be registered as the fair rent for this property.**

12. It is assumed that the landlord will by usual convention of social landlord's not seek to increase the rent proposed in its original notice as a result of this determination. The Tribunal's determination is the maximum fair rent.

Chairman: Duncan Jagger MRICS Date: 17 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