



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

Case Reference : **LON/00AW/F77/2026/0019**

Property : **Flat C , 120 Chesterton Road, London,
W10 6EP**

Tenant : **Mr P & Mrs G Williams**

Landlord : **Notting Hill Genesis**

Date of Objection : **30 November 2025**

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

Tribunal : **R Waterhouse FRICS**

Date of Decision : **17 March 2026**

DECISION

The sum of £309.50 per week, will be registered as the fair rent with effect from 17 March 2026, being the date the tribunal made the Decision.

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Full REASONS

Background

1. The landlord made an application to register a fair rent to the rent officer dated 11 September 2025. The landlord requested a figure of £223.99 per week to be registered. Prior to the application the registered fair rent was £274.00 per week registered on 3 August 2023. After the application the Rent Officer registered a fair rent of £309.50 per week registered and effective from 21 November 2025.

2. The tenant objected to the Rent on by email dated 30 November 2023.

Directions

3. Directions were issued on 23 January 2026.

The Property

4. The property is described in the rent register as a self-contained maisonette built between 1800 and 1918, with full central heating comprising on the first floor two rooms and a kitchen, on the second floor three rooms one bathroom and a WC with a further WC.

5. Neither party requested a hearing nor an inspection and the tribunal did not consider it proportionate to do so.

Submissions

Applicant

6. The Applicant provided a number of submissions. Their objection letter dated 30 October 2025 stated; (i) concern at being listed as former protected tenants”, (ii) the scale and suddenness of the increase (iii) concerns about improvements and repairs – that the cost of recent repairs may be being sought from the tenant by way of increased rent and (iv) accuracy of market comparisons in particular where the uncapped rate of £498.24 is accurate,

Respondent

7. The Respondent made no submissions other than the original request to register a rent.

Determination and 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. The tribunal has considered the nature of the property. Given its locality, the tribunal considers the rental value of the property in good contemporary condition to be £5000.00 per month, equivalent to £1153.00 per week.

10. The tribunal takes into account the previous registered rent in the determination, so the issue of being labelled “former protected tenant” has no impact on the determination. The determination is subject to the capping of the Maximum Fair Rent Order 1999, the issue of sudden increase is not a material consideration. The repairs carried out, the determination does not take into account cost recovery of repairs. The market rent is determined using the expertise of the tribunal in rental levels in the locality.

The nature of the tenancy would be expected to be one in which the tenant is responsible for internal decoration, repair, and that the white goods are supplied by the tenant.

11. The tribunal therefore makes the following adjustments;

Market rent	£1153.00	per
week		
Deduction for terms and white goods (10%)		
Deduction for dated kitchen and bathroom (10%)		
Deduction for scarcity (20%)		
Net Rent	£ 691.80	per week.

12. The tribunal determines a rent under section 70 of £691.80 per week.

Decision

13. The rent calculated under section 70 Rent Act 1977 is £691.80 per week. The amount identified following the Maximum Fair Rent calculation is £309.50 per week. The tribunal determines the fair rent to be paid is £309.50 per week from 17 March 2026.

Chairman: R Waterhouse FRICS

Date: 17 March 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.