



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

Case Reference : **LON/00AW/F77/2026/0080**

Property : **7 Blenheim Crescent, London W11
2EE**

Tenant : **Ms B Erath**

Landlord : **Notting Hill Genesis**

Date of Objection : **26 January 2026**

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

Tribunal : **Mr A Harris LLM FRICS
Ms C Barton MRICS**

**Date of Summary
Reasons** : **15 May 2026**

DECISION

The sum of £392.00 per week will be registered as the fair rent with effect from 15 May 2026, being the date the Tribunal made the Decision.

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 has considered the written submissions provided by the Tenant. There were no written submissions from the Landlord.
4. The Tenant drew attention to the location of the property above a restaurant and next to a nightclub with considerable noise at various times. Photographs were provided showing disrepair. A comparable was provided of a third floor purpose build flat with three bedrooms to let at £2995 pcm. The tribunal did not find this to be of assistance due to the obvious differences.

Determination and Valuation

5. Having considered the comparable evidence proved by the parties and 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 £700.00 per week. From this level of rent we have made adjustments in relation to:
6.
 - a. Tenant decorating liability
 - b. No carpets curtains or white goods
 - c. disrepair
7. The Tribunal has also made an adjustment for scarcity.
8. The full valuation is shown below for the uncapped rent:

Fair rent		
		PW
Market rent		£ 700.00
less condition & terms	30%	-£ 210.00
adjusted rent		£ 490.00
less scarcity off adj rent	20%	-£ 98.00
Fair rent		£ 392.00

Decision

9. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £392.00 per week. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £556.00 per week. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £392.00 per week is to be registered as the fair rent for this property.
10. 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: 15 May 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