



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

Case Reference : **LON/00BG/F77/2026/0088**

Property : **45 Nelson Street, London E1 2DL**

Tenant : **Mr M Khadir and Mrs N Begum**

Landlord : **Notting Hill Genesis**

Date of Objection : **12 February 2026**

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

Tribunal Members : **Judge R Percival
Mr P Morris FRICS**

**Date and venue of
Consideration** : **1 June 2026
By video**

Date of Decision : **1 June 2026**

DECISION

The sum of £252 per week will be registered as the fair rent with effect from 1 June 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 consideration of the written submissions provided by the Tenant. There were no written submissions from the landlord.
4. The property is a terraced, nineteenth century house. The description provided in the register and on the RR1 form state that it has two bedrooms. The tenant refers to three bedrooms. It may be that the tenants use the downstairs living room as a further bedroom. Central heating has been provided by the landlord. The floor coverings and white goods have been provided by the tenants.
5. In his written submission, Mr Khadir describes serious disrepair. There is, he states, persistent and serious mould grown consequent on dampness in the property, which seriously affects the amenity of the tenants and, he says, threatens their health. He also refers to persistent water ingress, which has affected the electrical system in the house, such that plugs make sizzling noises, and (it appears) give the user mild electric shocks. The boiler, Mr Khadir states, also gives cause for concern as a result of noises and leaks when it is operated.
6. It is not stated which of the tenants or the landlord installed the kitchen and bathroom. However, given the age of the tenancy, we infer that they were either installed by the tenant, or, if installed by the landlord, would be very dated.
7. The landlord has not made any representations, and so does not contradict Mr Khadir's description of the property, and we proceed on that basis.

Determination and Valuation

8. Neither party has provided evidence for the market rent of comparable properties. We have therefore relied on our own expert, general knowledge of rental values in the area. The Rent Officer gives a starting market rent of £600 a week. We independently concur with that figure,

for a property of this description if it were in good tenantable condition. From this level of rent we have made adjustments in relation to:

- a. The general state of the property as set out in Mr Khadir's letter;
 - b. Improvements made by the tenants, including our inference as set out above in relation to the kitchen and bathroom;
 - c. Curtains, carpets and white goods fitted by the tenant;
 - d. The tenants' liability to redecorate.
9. The Tribunal has also made an adjustment for scarcity. The Tribunal considers that in the wider geographical area there is an imbalance of supply and demand impacting on rental values and has, therefore, made a reduction of 15% for scarcity.
10. We show the valuation on a per month basis, and convert that to a weekly sum thereafter. The full valuation is shown below:

Market Rent	per calendar month/ £2,600	
<i>Less</i>		
(a) items listed under a) above	£500	
(b) items listed under b) above	£120	
(c) items listed under c) above	£80	
(d) items listed under d) above	£130	
Sub total before scarcity deduction	£1770	
<i>Less</i>		
Scarcity at 15%	<u>£265.50</u>	<u>£1504.50</u>
	Say	£1505

The Tribunal determines a rent of £XXX per calendar month/week and this equates to £XXX per week/calendar month.

11. The Tribunal determines an uncapped rent of £1505 per calendar month, or £347.31 per week.

Decision

12. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, is therefore £1505 per calendar month (£347.31 per week) from 01 June 2026.
13. The maximum fair rent permitted by the Rent Acts (Maximum Fair Rent) Order 1999 is £252 per week. The calculation of the capped rent is shown on the decision form attached. In this case the lower rent is that so capped, and is to be registered as the fair rent for the property.

Chairman: Judge R Percival

Date: 1 June 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 request for full reasons should be made within a month. Any subsequent application for permission to appeal should be made on Form RP PTA.