



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

Case Reference : **LON/00AN/F77/2026/0065**

Property : **20 Waldo Road, London, NW10
6AT**

Tenant : **Mr Gracia**

Landlord : **Notting Hill Genesis**

Date of Objection : **4 December 2025**

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

Tribunal Members : **Mr O Dowty MRICS
Mr T Leppard MRICS**

**Date and venue of
Consideration** : **1 June 2026 – 10 Alfred Place,
London, WC1E 7LR**

Date of Determination : **1 June 2026**

DECISION

The sum of £243 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. We carried out an inspection of the property on 1 June 2026.

Evidence

3. We have consideration of the written submissions provided by the Tenant. There were no written submissions from the landlord.

Determination and Valuation

4. Having consideration of our own expert, general knowledge of rental values in the area, we consider that the open market rent for the property in good tenable condition would be in the region of £575 per week (approximately £2,491 per month). From this level of rent we have made adjustments in relation to:
 - a. The lease terms at the property being less attractive than would be expected in the market as regards the tenant's responsibility to carry out internal decorations.
 - b. The tenant's provision of white goods and other furnishings which would usually be provided by a landlord in the market.
 - c. The bathroom and the kitchen of the property being below the standard that would be expected in the market.
 - d. The external decoration of the property and internal disrepairs to the extent that they are the responsibility of the landlord to fix.
 - e. The damp at the property.
5. We have also made an adjustment for scarcity.
6. The full valuation is shown below:

Fair rent calculation in accordance with s(70) Rent Act 1977					
Market Rent			£575	per week	
LESS					
				Deduction per week	as % of weekly rent
Lease Terms			£43.13		7.5%
White Goods, Floor Coverings, Curtains, etc			£28.75		5.00%
Bathroom & Kitchen			£43.13		7.50%
External Decoration & internal landlord disrepairs			£57.50		10.00%
Damp			£57.50		10.00%
		Total deductions	£230.00		40.00%
		Market rent less deductions	£345.00	per week	
Less Scarcity	20.00%	of Market rent less deductions	£69.00		
Adjusted Market Rent			£276.00		
		SAY	£275.00	per week	Uncapped rent

7. We therefore determine a rent of £275 per week.

Decision

8. The uncapped fair rent initially determined by us, for the purposes of section 70, was £275 per week. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £243 per week. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £243 per week is to be registered as the fair rent of this property.

Chairman: Mr O Dowty MRICS

Date: 26 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