



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

Case Reference : **GB/LON/00AN/F77/2026/0053**

Property : **31B Stanlake Road, London, W12 7HE**

Tenant : **Miss S Bains**

Landlord : **Notting Hill Genesis**

Date of Objection : **4 January 2026**

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

Tribunal : **R Waterhouse FRICS**

Date of Decision : **29 July 2026**

DECISION

The sum of £238.00 per week, will be registered as the fair rent with effect from 29 July 2026, being the date the Tribunal made the Decision.

© CROWN COPYRIGHT 2026

Full REASONS

Background

1. The landlord submitted an application, dated 11 September 2025, to register a fair rent of £200.86 per week. Previous to the application the Rent Officer had registered a fair rent of £155.00 per week on 18 April 2018.

2. Following the application the Rent Officer registered a fair rent of £234.00 per week with effective from 11 December 2025. Following an objection from the tenant on 4 January 2026 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.

3. Directions were issued on 2 March 2026.

The Property

4. The property is described in the rent register as being “self-contained maisonette, around 1880 to 1918, with full central heating, on the first floor one room, one kitchen-diner with a separate WC on the second floor two rooms, and a bathroom with a WC.

Determination

Neither party submitted a Reply Form to the tribunal, and in the absence of such the tribunal considers it would be disproportionate to inspect or convene a hearing.

Evidence

Submission by the tenant

5. The tenant in their objection note dated 4 January 2026 noted;

The condition of the property, that is “the accommodation suffers from issues which materially affect its rental value, including matters of disrepair and deficiencies in the standard of accommodation. These factors reduce the reasonable rent that a tenant would pay in the open market for a regulated tenancy and have not been given sufficient weight in the assessment.

Concern that comparable rents relied upon are not true comparables with the subject property.

Challenges that the Fair rent cap delivers a fair rent.

The tenant's circumstances should be taken into account.

6. The tribunal did not receive a Reply Form from the tenant.

Submission by the landlord

7. The tribunal did not receive a Reply Form from the Landlord.

Nature of flat to be determined

8. The tribunal determines that the nature of the flat for which the rent is to be determined is that of the date the tenancy started that is 2013 condition but with the landlord's subsequent improvements. There are no submissions in respect of subsequent landlord's improvements.

9. In respect of the tenant's submissions. First the condition of the property, the tribunal has received no representations on the condition and so takes the condition to be that generally expected for a property as described in the rent register but with a tenancy that commenced in 2013. Second, no comparable rents have been provided to the tribunal, and so in the absence of such the tribunal relies upon its expertise. Third, the Maximum fair Rent Order 1999 provides an statutory calculation for the rent that is registered, that is compared with the section 70 rent, the tribunal is required to take the lower of the two. Fourth, the personal circumstances of the tenant cannot be taken into account.

Valuation

10. 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. The tribunal cannot take into account the financial circumstances of the tenant in determining the rent.

11. Having consideration of the comparable evidence proved by the parties and our own expert general knowledge of rental values in the area, the Tribunal adopts the figure of £2200.00 per calendar month, which equates to £507.69 per week.

12. From this level of rent we have made adjustments in relation to: (i) terms and conditions of the tenancy that is the tenant is responsible for internal decoration which is more onerous than contemporary tenancies from which the comparables are derived (ii) the condition as at the start of the tenancy compared with the condition of properties in a contemporary letting, (2013) (iii) the supply of curtains, flooring and white goods and (iv) scarcity 20%.

Market Rent	£507.69 per week
-------------	------------------

Less: 7.5% for (i) to (iv) above; and 20% scarcity	£139.61 per week
---	------------------

Net rent	£368.08 per week
----------	------------------

13. The Tribunal determines a rent under section 70 of £368.08 per week say £368.00 per week.

Decision

14. The rent calculated under section 70 Rent Act 1977 is £368.00 per week.

15. The rent calculated under the Rent Acts (Maximum Fair Rent) Order 1999 is £238.00 per week. The rent calculated under section 70 of the Rent Act 1977 rent is higher than the rent calculated under the Rent Acts (Maximum Fair Rent) Order 1999. Therefore, the Tribunal determines the rent to be registered is £238.00 per week.

Chairman: R Waterhouse FRICS

Date: 29 July 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.