



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

Case Reference : **LON/00AW/F77/2026/0152**

Property : **Ground Floor Flat, 357 Portobello Road, London W10 5SA**

Tenant : **Ms Anderson**

Landlord : **Notting Hill Genesis**

Date of Objection : **17 June 2026**

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

Tribunal Members : **Ms S Beckwith MRICS
Mr N Powell MRICS**

Date and venue of Consideration : **14 September 2026 at 10 Alfred Place, London WC1E 7LR**

Date of Decision : **17 September 2026**

DECISION

The sum of £2,015 per year will be registered as the fair rent with effect from 17 September 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 issued Directions on 15 July 2026 inviting the parties to complete Reply Forms. The Tenant completed the Reply Form. The Landlord did not.
4. The Tribunal has consideration of the documents provided by the Rent Officer, which include the Landlord's original application form.
5. The Property is a one bedroom ground floor flat with living room, kitchen and bathroom, plus patio.

Determination and Valuation

6. 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 tenantable condition would be in the region of £2,100 per calendar month. From this level of rent we have made adjustments in relation to:
 - The Tenant's provision of floor and window coverings and white goods.
 - The terms of the tenancy, the Tenant being responsible for all repairs and maintenance.
7. The Tribunal has also made an adjustment for scarcity.
8. The full valuation is shown below:

		Per calendar month	
MARKET RENT			£2,100
Less			
Terms of tenancy	)		
Tenant's provision of white goods, furniture, etc	)	approx. 17.5%	£367.50
Market rent less deductions			<u>£1,732.50</u>
Less scarcity		approx. 20%	£346.50
Market rent less deductions and scarcity			<u>£1,386.00</u>
ADJUSTED MARKET RENT say			£1,390

9. The Tribunal determines a rent of £1,390 per calendar month and this equates to £16,680 per year.

Shared Ownership Calculation

10. The Tenants own a 60% share of the Property.
11. The Rent Officer provided a schedule showing applicable charges of £60 per year.
12. The calculation of the Shared Ownership Rent is as follows:
13. The Tribunal determines a Fair Shared Ownership Rent of £6,040 per year.

Equivalent Fair Rent	£16,680
Deduct Full Repairing Liability	£1,668
Deduct Management, Insurance, Audit Fee	£60
GROSS RENT	<u>£14,952</u>
Adjust for Tenant's Share	£5,980
Add Management, Insurance, Audit Fee	<u>£6,040</u>
FAIR SHARED OWNERSHIP RENT	£6,040

Decision

14. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £16,680 per year. The Shared Ownership Fair Rent is calculated at £6,040 per year. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £2,015 per year. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £2,015 per year is to be registered as the fair rent for this property.

Chairman: Ms S Beckwith MRICS Date: 17 September 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