		**FIRST-TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)**
Case reference	**:**	**LON/00BH/F77/2026/0169**
Property	**:**	**22 Blandford Crescent, London E4 7NT**
Applicant (Tenant)	**:**	**Mrs Denise Osborne**
Respondent (Landlord)	**:**	**Notting Hill Genesis**
Type of Application	**:**	**Rent Act 1977**
Tribunal	**:**	**Tribunal Judge S. Nihat Ms C. Barton MRICS**
Date of Summary Reasons	**:**	**5 October 2026**

DECISION

The sum of £ 228.77 per week will be registered as the fair rent with effect from 5 October 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. The Tribunal notes that the Rent Officer was unable to gain access and so inspected the exterior of the Property only. Neither party provided pictures of the interior of the Property.

Evidence

3. The Tenant sent a letter of objection dated 31 July 2026 where she raised numerous concerns including the application of RPI, treatment of the service

charge, the fact that she said that the landlord had undertaken no major works or refurbishment at the Property since the previous fair rent registration in 2020, use of comparables, and that the new rent marked a significant increase from the previous rent. The Tenant did not provide any comparables, nor pictures of the interior.

4. The Respondent did not provide any written submissions.

5. The Tribunal has also considered its own expertise and knowledge of the area and online research.

Determination and Valuation

6. Having considered the information set out above, we consider that the open market rent for the Property in a good tenantable condition would be in the region of £403.85 a week. From this level of rent we have made adjustments in relation to:
    a. No carpets/curtains provided by Landlord;
    b. No white goods provided by Landlord;
    c. Decorating liability sitting with Tenant;
    d. Partial central heating only.

7. The Tribunal values these deductions at 7.5 %, or £30.29 off the rent.

8. There is a weekly service charge of £12.97.

9. The full valuation is shown below:

		Per week
Market rent		£403.85
Less deductions as above		£30.29
Adjusted rent		373.55
Less scarcity	20%	74.72
Fair rent		298.87

10. The Tribunal therefore determines a rent of £228.77 for the purposes of s.70.

Decision

11. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £298.87 per week. The capped rent for the Property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £228.77 per week. The calculation of the capped rent is shown on the decision form. In this case the lower rent of £228.77 per week is to be registered as the fair rent for this property.

Chairman: Tribunal Judge S. Nihat **Date: 5 October 2026**
Ms C. Barton MRICS

APPEAL PROVISIONS

You can only appeal this determination if the First-tier Tribunal decision was wrong on one or more points of law and you must say why the First-tier Tribunal was wrong in law.

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 fill reasons. Any subsequent application for permission to appeal should be made on Form RP PTA.