

FIRST - TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)

Case Reference	**:**	**JD/LON/OOAW/F77/2026/0171**
Property	**:**	**Flat G, 22 Bassett Road, London, W10 6JJ**
Tenant	**:**	**Miss B Gorton**
Landlord	**:**	**Notting Hill Genesis**
Date of Objection	**:**	**30 July 2026**
Type of Application	**:**	**Section 70, Rent Act 1977**
Tribunal	**:**	**R Waterhouse FRICS**
Date of Decision	**:**	**20 October 2026**

DECISION

The sum of £5026.61 per year including service charge of £118.39, will be registered as the fair rent with effect from 20 October 2026, being the date the Tribunal made the Decision.

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Full REASONS

Background

1. The landlord submitted an application, received 8 May 2026 to register a rent of £324.40 per month including £ 66.08 per month for services. Previous to the application the Rent Officer had registered a fair rent of £4498.33 per year with £1250.83 per year for services on 15 April 2019 with effect from 15 April 2019.

2. Following the application the Rent Officer registered a fair rent of £4958.89 per year including £116.39 per year for services on 2 July 2026. Following an objection from the tenant on 30 July 2026 to the determination of a fair rent by the Tenant.

3. Directions were issued on 25 August 2026. Neither party requested a hearing or inspection, the tribunal made its determination on 20 October 2026.

The Property

4. The previous rent register entry stated “self - contained converted flat built flat around 1800 to 1918, modernised with full central heating on the second floor comprising two rooms, one kitchen and one bath/wc".

Evidence

Submission by the tenant

5. The tenant has made no submissions other than the objection letter which contended that the increase was excessive, that the owners and part owners are currently in dispute over service charge which is the subject of an application.

6. The tenant contends that the building has not been taken care of in respect of the 7-year refurbishment cycle as suggested in the lease.

Submission by the landlord

7. The landlord has not made any submissions.

Nature of flat to be determined

8. The Tribunal finds that the nature of the flat for which the rent is to be determined is that at the commencement of the tenancy that is 1987 condition but with the landlord’s improvements. No evidence has been submitted.

Valuation

9. 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.

10. The Tribunal must consider the flat in the condition as let but including the landlord's improvements, none are noted.

11. No comparable evidence has been provided by the either party. The Tribunal relies on its expertise and adopts the figure of £2250.00 per calendar month. Additionally, a regulated tenancy is expected to have differing terms and conditions from that of a contemporary assured shorthold tenancy, so an adjustment is made for that. Finally, the Rent Act requires adjustment for "scarcity" the tribunal applies 20% for this.

Market Rent	£2250.00 per month
Less: 10% for items in para 11;	£225 pcm
net rent	£2025 pcm
and 20% scarcity less	£405.00 pcm
Net rent	£1620.00 pcm

Less for services £116.39 pcm

Reduction to reflect repairing liability 30% £486 pcm

Less management and insurance say 7% £113.40 pcm

Gross Rent : £904.21 pcm

Reduce to reflect tenants share 25% £226.05 pcm

Add back service (above) £116.39 pcm
Add back management and insurance (above) : £113.40 pcm

Rent £455.84 pcm equivalent to £5470.80 per year.

Decision

12. The rent calculated under section 70 Rent Act 1977 is £5470.80 per year with a with service charge of £116.39 pa.

13. The rent calculated under the Rent Acts (Maximum Fair Rent) Order 1999 is, £5,026.61 per year including a service charge of £116.39 pa.

14. The Tribunal determines the rent under the 1999 Order, which is £5,026.61 per year including a service charge of £116.39 pa with effect from 20 October 2026.

Chairman: R Waterhouse FRICS

Date: 20 October 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.