



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

Case Reference : **LON/OOAE/MNR/2025/0673**

Property : **7 Fairfield Court, Longstone Avenue,
London NW10 3TS**

Tenant : **Miss Giovanna Petralia**

Landlord : **BBCC**

Representative : **Crownfield Management Ltd**

Date of Objection : **31 January 2025**

Type of Application : **Determination of a Market Rent
sections 13 & 14 of the Housing Act
1988**

Tribunal : **Mr D Jagger MRICS**

**Date of Summary
Reasons** : **28 May 2025**

DECISION

**The Tribunal determines a rent of £1,725 per calendar month with
effect from 1 February 2025.**

SUMMARY REASONS

Background

1. The Landlord served an undated notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,900 per month in place of the existing rent of £1,490 per month to take effect from 1 February 2025.
2. On the 30 January 2025 under Section 13(4)(a) of the Housing Act 1988, the Tenant referred the Landlord's notice proposing a new rent to the Tribunal for determination of a market rent.
3. The parties did not request a hearing or inspection to determine this matter and the Tribunal agreed with this arrangement and considered this case on the basis of the limited papers provided by the parties with the assistance of Rightmove and Google Maps.

Evidence

4. The Tribunal has received no written evidence or comparable evidence from the parties.

Determination and Valuation

5. Having consideration of our own expert, general knowledge of rental values in the Willesden area, we consider that the open market rent for the property in good lettable condition with modern fittings and services would be £1,725 per month.
6. The Tribunal has received no evidence regarding the condition of the property and therefore this rental figure assumes the property has reason fittings with modern services and gas central heating.
7. The Tribunal determines a rent of £1,725 per calendar month.

Decision

8. The Tribunal therefore determined that the rent at which the subject property might reasonably be expected to be let in the open market by a willing Landlord under an assured tenancy in its current condition was £1,725 per calendar month.
9. The Tribunal directs the new rent of £1,725 to take effect on the 1 February 2024. This being the date set out in the Landlord's Notice of increase.

Chairman: Duncan Jagger MRICS

Date: 28 May 2025

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