



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

Case Reference	:	LON/00AE/MNR/2025/0674
Property	:	20 Fairfield Court, Longstone Avenue, London, NW10 3TS
Tenant	:	Paulo Jorge Azevedo Jardim & Lina Teresa Ramos Barradas
Landlord	:	Crownfield Management Ltd
Type of Application	:	Section 13 Housing Act 1988
Tribunal Members	:	Mr O Dowty MRICS Mr J Francis QPM
Date and venue of Consideration	:	30 May 2025 – 10 Alfred Place, London, WC1E 7LR
Date of Summary Reasons	:	17 June 2025

DECISION

The Tribunal determines a rent of £1,700 per calendar month with effect from 8 February 2025.

SUMMARY REASONS

Background

1. On 16 December 2024 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,900 in place of the existing rent of £1,535 per month to take effect from 8 February 2025.
2. On 3 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. The Tenant's referral was received by the Tribunal on 3 February 2025.

Inspection

3. The Tribunal has carried out an inspection of the property on 30 May 2025.

Evidence

4. The Tribunal has consideration of the written submissions provided by the Tenant. There were no written submissions from the landlord.

Determination and Valuation

5. 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 tenable condition would be in the region of £2,000 per calendar month. From this level of rent we have made adjustments in relation to:

- The tenant having installed the kitchen units, the kitchen flooring and some of the white goods at the property
- The external condition (including the poorly sealed windows)
- The internal condition of the property (including the damp issues)

6. The full valuation is shown below:

Market Rent		£2,000	Per Month
LESS Tenant installed kitchen units, flooring and some white goods	2.50%	£50	
LESS External Condition (including poorly sealed windows)	5.0%	£100	
LESS Damp & internal condition	7.5%	£150	
	Total	£1,700	Per Month

7. The Tribunal determines a rent of £1,700 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 was £1,700 per calendar month.

9. The Tribunal directs the new rent of £1,700 to take effect on 8 February 2025; this being the date as set out in the Landlord's Notice of Increase.

Chairman: Mr O Dowty MRICS

Date: 17 June 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 request for full reasons should be made within a month. Any subsequent application for permission to appeal should be made on Form RP PTA.