FIRST-TIER TRIBUNAL
PROPERTY CHAMBER (RESIDENTIAL PROPERTY)

Case Reference	**:**	**LON/00AE/MNR/2025/0847**
Property	**:**	**Flat 18, Farrans Court, Northwick Avenue, Kenton HA3 0AT**
Applicant	**:**	**Ms Deepti Nayee (Tenant)**
Respondent	**:**	**Ms Eela Haria (Landlord)**
Type of Application	**:**	**Determination of a Rent under section 13 of the Housing Act 1988**
Tribunal Members	**:**	**Judge S Brilliant** **Ms J Rodericks MRICS**
Date and Venue of Meeting	**:**	**30 September 2025** **10 Alfred Place, London WC1E 7LR**
Date of Written Reasons	**:**	**30 September 2025**

DECISION

Decision of the Tribunal

Background

1. On 30 July 2025, the tenant of Flat 18, Farrans Court, Northwick Avenue, Kenton HA3 0AT ("the property") referred to the Tribunal a notice of increase of rent served by the landlord under section 13 of the Housing Act 1988.

2. The landlords' notice, which proposed a rent of £1,900 per month with effect from 28 June 2025, is dated 20 May 2025.

3. The previous rent was £1,550 per month.

4. The tenant holds the property under the terms of an assured shorthold tenancy dated 27 October 2017. Section 11 of the Landlord and Tenant Act 1985 applies to the lease.

5. Neither party request a hearing or an inspection.

The property

6. The property is a ground floor flat in a three-storey residential block containing six flats. It contains a kitchen, bathroom and two bedrooms. The landlord provides a sofa, beds, washing machine and dryer.

7. The tenant complained in 2022 that the kitchen sink was leaking, causing damage to the bathroom wall and floor tiles, and that there was inadequate heating resulting in damp mould in the bedrooms. A surveyor at that time noted that some repairs had been carried out and estimated the cost of repairs at £1,150.

8. In the application notice the tenant says that problems persist but she give no real details.

The law

9. In accordance with the terms of section 14 of the Housing Act 1988 the Tribunal proceeded to determine the rent at which it considered that the property might reasonably be expected to be let on the open market by a willing landlord under an assured tenancy.

Valuation

10. A first floor flat in the same block available later this month is on the market at £1,725 per month, with a likely agreed price at £1,675 per month. The comparable local range is £1,725 to £1,900 per month. But flats at the higher end are in better condition, more modern and with an extra bathroom.

11. Based on our knowledge and experience, a comparable property which was let on an assured shorthold tenancy in the condition that is considered usual for such an open market letting, would attract a rent of £1,675.00 per month.

12. We make a reduction of £25 per month for the lack of repair, resulting in a figure of £1,650 per month.

The decision

13. The Tribunal therefore concludes that the rent at which the property might reasonably be expected to be let on the open market would be £1,650.00 per month.

14. This rent will take effect from 28 June 2025, being the date specified by the landlord in the notice of increase.

Simon Brilliant

Dated: 30 September 2025
