



FIRST - TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)

Case Reference	LON/OOAQ/MNR/2026/0110
Property	9 Bradstowe House, Headstone Road, Harrow, HA1 1EH
Tenant	Shu King Alice Ng
Tenant's Representative	none
Landlord	Bradstowe House Limited / Vonder UK Ltd
Landlord's Address	60 Welbeck Street, London, W1G 9XB
Landlord's Representative	none
Date of Application	10 February 2026
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	R Waterhouse FRICS S Dhanani
Date of Decision	18 May 2026
Rent Determined	£1710.00 pcm
Date the new rent takes effect	13 February 2026

REASONS FOR THE DECISION

Background

1. On 10 January 2026, the landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1765.00 per calendar month (pcm) in place of the existing rent of £1698.00 pcm to take effect from 13 February 2026.
2. On 10 February 2026 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 tenancy commenced 13 October 2024 as contractual assured shorthold tenancy concluding on 12 January 2026. The rental period is monthly payable on the 1st of the month, initially at £1698.00 pcm.
4. The Tribunal has considered all evidence submitted within the timetable set out by the Directions and subsequent oral testimony. The Tribunal has not recorded all evidence submitted within the decision. The omission of a piece of evidence should not be taken that it has not been taken into consideration.
5. Neither party requested an inspection, on the given submissions the Tribunal concluded an inspection would be disproportionate. The matter was determined on the papers. The Tribunal was furnished with a bundle of 39 pages.

Preliminary Matters

6. Material received outside the Directions has not been considered.

Allocation of Repairs between Landlord and Tenant.

7. The Tribunal has considered the written and verbal submissions of the parties.
8. The tenancy agreement is silent on the question of repairs.
9. The Application form notes the tenant is responsible for "minor tenant like matters".
10. The Tribunal makes a finding that repairs internal and external are the responsibility of the landlord.

Liability for Council Tax and Utilities

11. The Tribunal has considered the written and verbal submissions of the parties. The Tribunal finds; the tenant is responsible for the payment of utilities and council tax in respect of the Property.

Inspection/Hearing

12. Neither party requested a hearing, but an inspection was requested and undertaken on the 19 May 2026.

The Property

Extent and Specification

13. The Tribunal from review of papers finds; the property is a first floor flat, comprising, from the tenant's application form [9/39] one bedroom, one bathroom and one living room.

Floor	Area	
First	Living room	
	Kitchen	
	Bathroom	
	Bedroom 1	

Improvements

14. The submissions do not assert any improvements have been made by the tenant.

Disrepair

15. The submissions gave no evidence of disrepair.

Specification

16. From the tenant's application form it's asserted that the property was let part furnished including basic white goods (fridge, washing machine and oven) and essential furniture (a bed, wardrobes, sofa, dining table and chairs).
17. Given the nature of the property and the lack of evidence of specification, the Tribunal finds the property would on balance be similar to comparables in the market in that it would have central heating, double glazing and floor coverings/ curtains/blinds.

Specification	Provided by
Central Heating	LL
Double Glazing	LL
Carpets and Curtains	LL
White Goods	LL

Rental Evidence

The Landlord

18. The landlord proposed that the rental level of the property should be £1765.00 as at 13 February 2026.
19. The landlord has not provided rental information.

Tenant's rental evidence

20. The tenant submits from the application form, that one-bedroom flats in the area are within the range £1350 to £1750 pcm. Specifically, that similar properties in Bradstow House are approximately £1700 pcm.
21. The applicant notes that their flat is on the first floor and faces North East, is directly next to the road and receives limited natural light.
22. The applicant asserts a deterioration of the building management and service quality the rental level to be determined should be "a lower rent."

Determination and Valuation

23. The valuation date is the effective date of the rent proposed in the Notice of Increase. This is 13 February 2026.
24. The Tribunal values the property on the basis that;
 - (a) The condition of the property disregards any tenant's improvements; there are none in this case.
 - (b) That the property is in good order and partially furnished.
 - (c) That the property is North East facing and less natural light than others in block.
 - (d) The Tribunal must make a determination under the Housing Act 1988 section 13 and 14 and cannot take into account the social or community nature of the development.

25. Relying on its own expert, general knowledge of rental values in the area, and the comparables provided by the landlord, the Tribunal determines that the market rental of the subject Property modernised and in good order would be in the order of £1710.00 pcm.
26. From this level of rent, the Tribunal has made no adjustments.

Market rent £1710.00 pcm

Undue hardship

27. The new rent takes effect from the date specified in the landlord's Notice of Increase unless that would cause undue hardship to the tenant. In cases of undue hardship, the Tribunal has a discretion to fix a later starting date up to the date a Tribunal makes its determination.

28. The tenant has not asked the Tribunal to fix a later starting date in this case.

Decision

29. Therefore, the Tribunal determines the market rent at £1710.00 per calendar month with effect from 13 February 2026.

APPEAL PROVISIONS

If either party is dissatisfied with this decision, they may apply for permission to appeal to the Upper Tribunal (Lands Chamber) on any point of law arising from this Decision. Prior to making such an appeal, an application must be made, in writing, to this Tribunal for permission to appeal. Any such application must be made within 28 days of the issue of this statement of reasons (regulation 52 (2) of The Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rules 2013) stating the grounds upon which it is intended to rely in the appeal.