

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	LON/00AC/MNR/2026/0301
Property	Flat 14 Collins Buildings, 2 Wilkinson Close, London NW2 6GQ
Tenants	Amrit Dinesh, Gaurav Kapoor, Raphael Charles Parapillil .
Tenant's Representative	None
Landlord	Geron Way Estates 1 Ltd
Landlord's Address	4th Floor Sutherland House, 70-78 West Hendon Broadway, London,NW97BT
Landlord's Representative	Freshview Estates Ltd
Date of Application	30 April 2026
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Mr D Jagger MRICS Ms A Onigbode
Date of Decision	7 July 2026
Rent Determined	£2,800 per calendar month
Date the new rent takes effect	1 May 2026.

REASONS FOR THE DECISION

Background

1. On 26 March 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £3,000 per calendar month (pcm) in place of the existing rent of £2,600 per month to take effect from 1 May 2026. This being an increase of £400.
2. On 30 April 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 assured tenancy commenced on the 1 February 2025. The Tribunal were presented with a copy of the agreement at a passing rent of £2,600 per month. This is monthly periodic assured shorthold tenancy. The original tenancy commenced in December 2022. On the 3 December 2025 there was a Notice of Assignment of Reversion from A2 Dominion to the current landlord.

Allocation of Repairs between Landlord and Tenant.

4. *As per section 11 of the Landlord and Tenant Act 1985.*

Services Charges or furniture provided by Landlord:

5. Furniture supplied by the landlord : Double beds, sofa, dining table.
6. No service charges.

Liability for Council Tax

7. The Tenant is responsible for the payment of Council Tax in respect of the Property. The rent determined is exclusive of Council Tax.

Any other terms of the tenancy taken into consideration in determining the rent.

8. It is assumed; there are none.

Inspection/Hearing

9. The parties did not request a hearing or inspection.
10. The Tribunal has therefore, considered this case on the basis of the papers, together with the papers provided by the parties, Rightmove, and its own knowledge and specialist expertise.

The Property

11. The Property is a purpose built fifth floor flat forming part of a five storey block built in 2022 with communal areas and lift to upper floors. The accommodation comprises, three bedrooms, living room/kitchen, balcony, bathroom and en-suite shower room. The flat has an EPC Rating of B which is above average and a stated floor area of 87m². The property has gas central heating, double glazed windows, white goods and floor coverings.

Outside: The property has brick elevations under a flat roof. There are communal gardens, undercroft parking space, residents gym and concierge.

The Property forms part of the Fellows Square estate close to local amenities and Brent Cross West station

Evidence

12. Both parties returned the Tribunal's completed Rent Appeal Statements together with photographs and comparable evidence of recent lettings in the Brent Cross area.

The Tenant.

13. In the written evidence the Tenant made the following comments:
 - a) The tenants state the construction of a recycling plant adjacent the block is causing noise disturbance and associated air pollution which affects rental values.
 - b) The tenants consider a new rent of £2,600 is therefore appropriate.

The Landlord.

14. The Landlord provided the following evidence.

- a) The landlord provided comparable evidence of three properties which ranged between £2,747-£3,000 pcm which fully supported the proposed increase.
- b) This is a luxury modern development with parking, gym membership and concierge service which is evidenced with photographs.
- c) .

Determination and Valuation

15. Relying on its own expert, general knowledge of rental values in the Brent Cross area together with the comparable evidence provided by the landlord and tenant, the Tribunal considers that the market rental of the subject property modernised and in good condition would be in the order of £2,750 per month. This is the rent we would expect the property to let for in the open market including having white goods and curtains provided by the landlord. The Tribunal has considered the tenants evidence concerning the associated disturbance in connection with construction of the recycling plant and have concluded this does not have a material or significant effect on the rental value.

Market rent

£2,800 pcm

Decision

17. Therefore, the Tribunal determines the market rent at **£2,800 per calendar month** with effect from the **1 May 2026** being the date of the Landlord's notice.

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.