



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

Case Reference	:	LON/00AE/MNR/2026/0129
Property	:	14 Fairfield Court, Longstone Avenue, Harlesdon London NW10 3TS
Applicant	:	Saguia Luna (Tenant)
Representative	:	None
Respondent	:	BBCC Brent Ltd. (Landlord)
Representative	:	Crownfield Management Ltd.
Date of Application	:	4 March 2026
Type of Application	:	Determination of a Market Rent sections 13 & 14 Housing Act 1988
Tribunal Members	:	Mr Neil Martindale FRICS Mr Kaweh Beheshtizadeh
Date of Decision	:	16 July 2026
Rent Determined	:	£2000 per calendar month
Date of new rent start	:	12 March 2026

REASONS FOR DECISION

Background

- 1 A landlord's notice dated 3 February 2026, was served under Section 13(2) Housing Act 1988 proposing a new rent of £2250 pcm in place of the passing rent of £1900 pcm to take effect from 12 March 2026.

2 On 3 February 2026 under S.13(4)(a) Housing Act 1988 the tenant referred the landlord's notice proposing a new rent to the Tribunal for determination via a completed MR1 / standard Form 6.

3 The assured tenancy is now calendar monthly periodic.

Allocation of Repairs between Landlord and Tenant

4 As per S.11 Landlord and tenant Act 1985.

Landlord's Service Charges and Furniture provided and costs.

5 None.

Liability for Council Tax

6 Tenant.

Other relevant terms of tenancy

7 None

Inspection and Hearing

8 An inspection is not routinely carried out. The Tribunal is content that it has sufficient information on the Property, its condition and on comparables, from a combination of the written and/or photographic representations received and from its own knowledge and specialist expertise.

Property

9 There was no inspection. The Property is a ground level flat in purpose built 1950's 3 level Building of similar flats and adjacent blocks. It has a shared parking and communal gardens. (Google Streetview March 2023). There is space for off road and some on road parking.

10 The Property is in a Building of traditional construction, brick fair faced, part rendered, walls to front elevation with gable end, to 3 levels. The main roof is double pitched hipped finished to concrete double lap tile. It is set within the a street of very similar, small blocks of purpose built flats from the 1950's and some more recent. It is in an established residential area.

11 The Property has 2 bedrooms to the ground floor with living room, kitchen, bathroom/WC. Central heating, with double glazing, floor finishes and white goods are all apparently provided by the landlord.

Evidence

- 12 The Tribunal received completed Form MR1 from the tenant. The Tribunal received a Form 1a from the landlord, allowed late. The Tribunal is grateful for such information as was received from the parties.

Tenant

- 13 The tenants referred to the dirty nature of the Property when they first took it on requiring a deep clean. There has been an historic and ongoing problem with damp condensation and mould particularly where there is little or no air movement it appears. The tenant suggested that the rent remain at £1900 pcm for the Property at the valuation date.

Landlord

- 14 The Tribunal received representations from the landlord in Form 1a. They referred through their agent to two lettings in January 2026 of No.18 at £3051.62 pcm and March 2026 of No.1 at £2154.10 pcm.

Law

- 15 In accordance with the terms of S.14 of the Act we are required to determine the rent at which we consider the property might reasonably be expected to let in the open market, by a willing landlord, under an assured tenancy, on the same terms as the actual tenancy; ignoring any increase in value attributable to tenant's improvements and any decrease in value due to the tenant's failure to comply with any terms of the tenancy. Thus the Property falls to be valued as it stands; but assuming that the Property to be in a reasonable internal decorative condition.

Validity

- 16 The tenant did not challenge the validity of the notice.

Valuation

- 17 From the landlord's comparable lettings from the Building and from the Tribunal's own general knowledge of market rent levels in and around Harlesden, it determines that the subject Property would let on normal Assured Shorthold Tenancy (AST) terms, for £2100 pcm, fully fitted and in good order. This is the rent we would expect the Property to let for in the open market if it was in the same condition as comparable properties including landlord's white goods carpets and curtains.

- 18 The Tribunal found a minor but persistent shortcoming at the Property sufficient to justify a reduction in the rent from this starting point being the longstanding issue of mould. The Tribunal therefore makes a small deduction, of £100 pcm, leaving a new market rent at £2000 pcm.

Undue Hardship

- 19 A new rent takes effect from the date in the landlords notice. In cases of undue hardship the Tribunal has discretion to fix a later starting date. The tenant did not provide sufficient information to show *undue* hardship from the rent.

Decision and effective start date

- 20 The Tribunal sets the starting date of the new rent of £2000 pcm from the date of the notice, 12 March 2026.
- 21 **Although the landlord is not obliged to charge this rent and may charge a significantly lower rent as a result of their own choice, policy, or governmental regulation; they may not charge more than this figure.**

Chairman N Martindale FRICS

Date 16 July 2026

Rights of appeal

By rule 36(2) of the Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rules 2013, the tribunal is required to notify the parties about any right of appeal they may have.

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 decision to the person making the application (regulation 52 (2) of The Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rule 2013).

If the application is not made within the 28-day time limit, such application must include a request for an extension of time and the reason for not complying with the 28 day time limit; the tribunal will then look at such reason(s) and decide whether to allow the application for permission to appeal to proceed, despite not being within the time limit.

The application for permission to appeal must identify the decision of the tribunal to which it relates (i.e., give the date, the property, and the case number), state the grounds of appeal and state the result the party making the application is seeking.

If the tribunal refuses to grant permission to appeal, a further application for permission may be made to the Upper Tribunal (Lands Chamber).