	**FIRST - TIER TRIBUNAL** **PROPERTY CHAMBER** **(RESIDENTIAL PROPERTY)**
Case Reference	**LON/00AQ/MRA/2026/0056**
Property	**Flat 36 Bradstowe House, Headstone Road, Harrow, HA1 1EH**
Tenants	**Hoi Lun Elena Ng, Sheung Chi Yip**
Tenant's Representative	**N/A**
Landlord	**Bradstowe House Limited**
Landlord's Address	**60 Welbeck Street, 60 Welbeck Street, London, W1G 9XB**
Landlord's Representative	**Vonder UK**
Date of Application	**25 June 2026**
Type of Application	**Determination of a Market Rent section 14 of the Renters' Rights Act 2025**
Tribunal Members	**Mr D Jagger MRICS** **Ms S Shaw**
Date of Decision	**19 August 2026**
Rent Determined	**£2,200 per calendar month**
Date the new rent takes effect	**19 August 2026**

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REASONS FOR THE DECISION

Background

1. On 8 June 2026, the Landlord, acting by his agent Vonder UK served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £2,305 per calendar month in place of the existing rent of £2,105 per calendar month to take effect from 15 August 2026. This being an increase of £200 which equates to approximately 9.5%.

2. On 25 June 2026, under Section 13(4)(a) of the Housing Act 1988, the Tenants referred the Landlord's notice proposing a new rent to the Tribunal for determination of a market rent.

3. The tenancy is an assured shorthold tenancy granted to the Tenants by an agreement dated 15 July 2025 at a rent of £2,105 per calendar month payable in advance. The rental period is monthly, and the tenancy was for a period of 12 months. Therefore, this is an assured periodic agreement.

4. The Landlord's notice was served after the 1 May 2026. The Tribunal has accordingly determined this reference under Section 14 of the Renters' Rights Act 2025.

Allocation of Repairs between Landlord and Tenant.

5. As per Section 11 of the Landlord and Tenant Act 1985.

6. The Property is let furnished. The Tenants are responsible for internal decoration and for some minor repairs.

Services Charges or furniture provided by Landlord

7. Service charges are not payable by the Tenants for the Property.

8. Furniture is provided by the Landlord: Living Room/Dining Area sofa corner chair Low cabinet coffee table dining table (4 chairs) recessed spotlights Master Bedroom bed with mattress two bedside tables chest of drawers. two wardrobes rug, Bedroom 2 bed with Mattress two bedside tables chest of drawers, wardrobe.

9. The rent is exclusive of charges for utilities.

Liability for Council Tax

10. The Tenants are responsible for the payment of Council Tax in respect of the Property. The rent determined is exclusive of Council Tax.

Inspection/Hearing

11. Neither party requested an oral hearing or an inspection of the Property, and both parties agreed to the application being determined without either. The Tribunal has considered this case on the basis of the papers provided by the parties and its own knowledge and specialist expertise.

The Property

The Property is a purpose built second floor flat built in 2016 forming part of a nine-storey block with commercial premises on the ground floor. The accommodation comprises living room/kitchen, two bedrooms, bathroom and en-suite shower room. The property has an EPC of C which is above average.

The block was built for renter and contains an on-site gym, residents lounge, games room and 24 hour concierge and communal garden terrace. Parking is available at an additional cost.

The Property benefits from double glazing, gas central heating, curtains and floor coverings.

The Property is convenient to local amenities and Harrow on the Hill station.

Evidence

12. Both the Tenants and the Landlord returned the Tribunal's reply forms with comparable evidence and helpful photographs. The Tenants also submitted a reply in form MR3 together with a written submission and additional comparable evidence.

The Tenants

13. The Tenants made the following comments:

    a) The Tenants provided comparable evidence of 3 properties in the block which ranged from £2,125-£2,915.
    b) The proposed rent increase of £350 per calendar month is too much as it equates to approximately 9.5%

c) The flat is located on the second floor and therefore does not command any views which add to value.
d) There is a separate charge for parking.
e) There has been a decline in maintenance services.
f) The block is approximately 10 years old and the fittings are becoming dated and worn.
g) For these reasons, the Tenants are of the opinion the current rental value should be £1,900–£2,100.

The Landlord

14. The Landlord made the following comments:

a) The Landlord states they have secured a new tenancy on flat 162 which is 789 sq ft at a rent of £2,300 pcm. The floor level is not provided.
b) The Landlord relies upon 2 other comparables. The first is Bryant Apartments, this is a superior flat being 1087 sq ft with balcony, allocated parking and communal roof terrace and a rent of £2,300 pcm. The second is a new flat in Bessborough Road with superior specification at £2,200 pcm.

Determination and Valuation

15. Section 14 of the Housing Act 1988 requires the Tribunal to determine the rent at which it considers the Property might reasonably be expected to be let on the open market by a willing landlord under an assured tenancy, on the terms of the subject tenancy other than as to rent, and disregarding the matters set out in section 14(2). Those disregards include any effect on the rent attributable to the fact that the Tenants are sitting tenants, and any increase in value attributable to a relevant improvement carried out by the Tenants.

16. The Tribunal is grateful to both parties for the evidence they have provided. All of the evidence relied upon by both parties consists of advertised asking rents rather than achieved rents. Asking rents are of assistance in establishing the tone of the market but they are not conclusive, since a property may in the event let at a figure above or below the rent at which it was advertised. This is with the exception of flat 162, although minimal information is provided.

The Determination and Valuation

17. Relying on its own expert, general knowledge of rental values in the Harrow area together with the comparable evidence provided by the parties the Tribunal considers that the market rental of the subject property modernised and in good

condition would be in the order of £2,200 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.

16. Based upon the evidence provided, the Tribunal has made no adjustments in relation to the condition of the property.

Market rent **£2,200pcm**

Decision

18. Therefore, the Tribunal determines the market rent at £2,200 per calendar month with effect from 19 August 2026.

19. The authority for the Tribunal to set the date when a new rent takes effect now comes from **Section 14(A1)** and the related determination provisions in the Renters' Rights Act 2025 (which amends the Housing Act 1988). Therefore, the new rent takes effect from the date of this decision.

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.