

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	LON/00AE/MNR/2026/0359
Property	Flat 18, Farrand Court, Northwick Avenue, Kenton, Harrow, HA3 0AT
Tenant	Deepti Nayee
Tenant's Representative	None
Landlord	Eela Haria
Landlord's Address	108 Dorchester Way, Harrow, HA3 9RB
Landlord's Representative	None
Date of Application	17 May 2026
Type of Application	Determination of an Open-Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	R Waterhouse FRICS A Onigbode
Date of Decision	21 September 2026
Rent Determined	£1650.00 per calendar month
Date of Valuation	28 June 2026
Date the new rent takes effect	28 June 2026

REASONS FOR THE DECISION

Background

1. On 21 April 2026, the Landlord served a notice under Section 13 (2) (as amended) of the Housing Act 1988 which proposed a new rent of £1895.00 per calendar month(pcm) in place of the existing rent of £1650.00 pcm to take effect from 28 June 2026.
2. On 17 May 2026, under Section 14 (A3) of the Housing Act 1988, the Tenant referred the Landlord's notice proposing a new rent to the Tribunal for determination of an open-market rent.
3. The tenancy commenced on 27 October 2017, the rental period is monthly.

Allocation of Repairs between Landlord and Tenant.

4. The tenancy sets of the Landlord is responsible for internal and external repairs, as per section 11 of the Landlord and Tenant Act 1985. [26/104]

Furnishings

5. The application form [47/104] notes that the Landlord provided a sofa bed, cupboards, washing machine, fridge freezer.

Liability for Council Tax and Utilities

6. The Tenant is responsible for the payment of Council Tax and Utilities in respect of the Property; this is set out in the tenancy [22/104]. The rent determined is exclusive of Council Tax.

Hearing

7. Neither party requested an oral hearing. The Tribunal has considered this case on the basis of an inspection, and the papers provided by the parties and its own knowledge and specialist expertise.

The Property and inspection

8. The Tribunal carried out an inspection of the Property on 21 September 2026 in the presence of the Tenant, the Landlord was notified of the inspection but did not attend.

9. The property is located not far from public transport.
10. The property is a ground floor flat within a block that itself is in a development of similar blocks, access to which is through electronic gates. The development borders train lines on two sides.
11. The property has central heating and double glazing. The flat has a living room/ kitchen, one double bedroom and one single bedroom. The living room has an artexed ceiling. There is carparking. The flat shows signs of internal condensation and associated mould in places. The bathroom and kitchen are functional but worn.
12. The flooring in the hall is uneven.
13. The Tenant in the application form alleges the Landlord has been fined for disrepair. The Landlord denies this. The Tribunal makes no finding on this repair, and the rent is determined on the basis that the Landlord has repairing responsibilities and the condition the Tribunal finds the property. There is no evidence of disrepair caused by the Tenant.

Evidence

14. The parties completed the relevant MR1 (tenant), MR2 (landlord) and MR3 (tenant's reply).

The Tenant

15. The Tenant made the following comments:
 - a) The Tenant confirmed that they had provided several photographs of the inside of the property.

The Landlord

16. The Landlord made the following comments or submissions:
 - a) The Landlord supplied a number of photographs of the interior of the flat, they are undated but shows the flat occupied.
 - b) At [70/104] there are details of a flat to let said to be comparable. The property is at Norwick Avenue HA3, the same development. The flat is furnished and on the second floor.

- c) Three other thumb nail marketing details are provided ranging from £1700, £1800 to £3500 pcm.

Determination and Valuation

17. Under section 14(1) of the Housing Act 1988 (as amended), the Tribunal is required to determine the rent at which the Property might reasonably be expected to let in the open market by a willing Landlord at the beginning of the new period specified in the Landlord's notice. Relevant Tenant improvements or failure of the Tenant to comply with the terms of the tenancy are to be disregarded. Historic issues relating to the tenancy or the personal circumstances of the Landlord are not taken into account. The personal circumstances of the Tenant are only considered if an application for hardship has been made.
18. The Tribunal prefers comparable evidence that has the least number of adjustments hence making it the most reliable. In this case the Landlord has supplied the details of a second-floor property to let in the same development. The comparable appears from the photographs to be in good condition.
19. The subject property is ground floor and so less desirable than the second floor. The Tribunal makes an adjustment of £100 pcm for this.
20. The Tribunal determines the subject property to be £1800.00 pcm if in a good contemporary condition.
21. The Tribunal on inspection found that the property has an issue with condensation but that would also be found in the comparable property being in the same block and so makes no adjustment for this. The Tribunal however found the bathroom and kitchen to be worn and makes a 10% deduct for this.
22. From this level of rent, the Tribunal has made adjustments in relation to the following:
 - a) 10% worn kitchen and bathroom

The full valuation is shown below:

Starting Rent	£ 1800.00 pcm
---------------	---------------

Less

a) Items in (a) 7.5%%	£135.00 pcm
-----------------------	-------------

Open-Market Rent

£1665.00 say £1650.00pcm

Decision

23. The Tribunal determines the new rent amount at £1650.00 per calendar month with effect from 28 June 2026, the proposed date in the 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 after 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.

