

Rent tribunal decisions in Brent

Generated 14 Oct 2026. All decisions in Brent.

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What the tribunal decided

49 decisions in this search (47 set a rent). In 28, the landlord's proposed rent can be compared with the rent the tribunal decided; the figures below come from those, and n is the number of decisions behind each figure.

	All decisions
Set below the landlord's figure	93% (26 of 28)
Same as the landlord's figure	4% (1 of 28)
Above the landlord's figure	4% (1 of 28)
Typical cut, where the rent was set lower	-10.0% (n=26)
Typical increase the landlord proposed	+23.2% (n=26)
Typical increase the tribunal decided	+10.6% (n=26)

There are no new-rules decisions in this area yet (notices dated on or after 1 May 2026).

"Typical" is the median. n is the number of decisions each figure comes from. Figures from fewer than 5 decisions are shown as "too few".

Old rules: landlord's notice before 1 May 2026, when the tribunal could set the rent higher than the landlord asked. **New rules:** notice on or after 1 May 2026; the tribunal can only confirm the landlord's figure or set a lower one.

Left out of these figures: housing association and affordable rents, rooms in shared houses, rents including bills, register entries (only the decided rent is published), and decisions whose figures haven't been checked.

Past decisions are not a prediction. Each tribunal decides on the evidence in front of it.

The decisions

Most recent first. Rents per calendar month as the tribunal recorded them (weekly rents x 52 / 12). Decisions where the tribunal set no rent, whose figures haven't been checked, or that were published as scanned images are not listed; they are in the online version.

Address, and case ref linked to GOV.UK	Type	Rent before	Landlord proposed	Tribunal decided	Decided
Flat 19 Fairfield Court, Longstone Avenue, London, NW10 3TS [old rules] GOV.UK: LON/00AE/MNR/2026/0296	flat, 2 bed	£1,900	£2,250	£2,100	12 Aug 2026
6c Grosvenor Gardens London NW2 4QP [old rules] GOV.UK: LON/00AE/MNR/2026/0383	flat, 2 bed	£1,820	£1,920	£1,900	22 Jul 2026
14 Fairfield Court, Longstone Avenue, Harlesdon London NW10 3TS [old rules] GOV.UK: LON/00AE/MNR/2026/0129	flat, 2 bed	£1,900	£2,250	£2,000	16 Jul 2026
2 Westmeath House, 130 Brook Road, London, NW2 7DF [old rules] GOV.UK: LON/00AE/MNR/2025/0971	flat, 1 bed	£1,050	£1,650	£1,040	6 Jun 2026
31 Carlton Avenue West Wembley London HA0 3RE [old rules] GOV.UK: LON/00AE/MNR/2026/0131	house, 3 bed	£1,700	£2,800	£2,400	18 May 2026
6 Swallow Drive, NW10 8TG [old rules] GOV.UK: LON/00AE/MNR/2025/0658	flat, 2 bed	£1,630	£1,730	£1,700	14 Nov 2025
79 Central Road, Sudbury Townen, London, HA0 2LQ [old rules] GOV.UK: LON/00AE/MNR/2025/0676	house, 3 bed	£1,400	£2,200	£2,200	24 Oct 2025
20 Central Road, Wembley, HA0 2LH [old rules] GOV.UK: LON/00AE/MNR/2025/0824	house, 3 bed	£1,700	£2,500	£2,250	13 Oct 2025
Flat 18 Farrans Court, Northwick Avenue, Kenton, HA3 0AT [old rules] GOV.UK: LON/00AE/MNR/2025/0847	flat, 2 bed	£1,550	£1,900	£1,650	30 Sep 2025

Address, and case ref linked to GOV.UK	Type	Rent before	Landlord proposed	Tribunal decided	Decided
Top Floor Flat, 42 Windsor Crescent, Wembley, Middlesex, HA9 9AW [old rules] GOV.UK: LON/00AE/MNR/2024/0701	flat, 2 bed	£1,620	£1,850	£1,445	6 Jun 2025
20 Fairfield Court, Longstone Avenue, London, NW10 3TS [old rules] GOV.UK: LON/00AE/MNR/2025/0674	flat, 2 bed	£1,535	£1,900	£1,700	30 May 2025
7 Fairfield Court, Longstone Avenue, London NW10 3TS [old rules] GOV.UK: LON/00AE/MNR/2025/0673	flat	£1,490	£1,900	£1,725	28 May 2025
1 Wembley Way, London, HA9 6JJ [old rules] GOV.UK: LON/00AE/MNR/2023/0453	flat, 1 bed	£1,800	£2,000	£1,900	28 Jan 2025
55C Tokyngton Avenue, Wembley, Middlesex, HA9 6HW [old rules] GOV.UK: LON/00AE/MNR/2024/0326	flat, 1 bed	£1,350	£1,550	£1,120	23 Sep 2024
13A Pember Road, London, NW10 5LR [old rules] GOV.UK: LON/00AE/MNR/2024/0184	flat	£1,300	£1,650	£1,600	20 Aug 2024
Flat 18 Farrans Court, Northwick Avenue, Kenton, HA3 0AT [old rules] GOV.UK: LON/00AE/MNR/2023/0283	flat, 2 bed	£1,400	£1,650	£1,550	10 Jun 2024
Flat 23 Elstree Apartments, 72 Grove Park, London NW9 9FF [old rules] GOV.UK: LON/00AE/MNR/2023/0480	flat, studio	£1,250	£1,500	£1,425	21 May 2024
41 West Hill, Wembley, Middlesex, HA9 9RN [old rules] GOV.UK: LON/00AE/MNR/2023/0211	house, 3 bed	£1,300	£2,800	£1,450	18 Dec 2023
Top Floor Flat 42, Windsor Crescent, Wembley, HA9 9AW [old rules] GOV.UK: LON/00AE/MNR/2023/0332	flat, 2 bed	£1,120	£1,800	£1,620	18 Oct 2023
32 Lea Gardens, Wembley, HA9 7SE [old rules] GOV.UK: LON/00AE/MNR/2023/0307	flat, 2 bed	£1,040	£1,600	£1,750	17 Oct 2023
8 Holmstall Avenue, Edgware, HA8 5JG [old rules] GOV.UK: LON/00AE/MNR/2023/0227	house, 3 bed	£1,700	£2,300	£1,875	17 Oct 2023
91 Abbotsford Court, 3 Lakeside Drive, Park Royal, London, NW10 7GB [old rules] GOV.UK: LON/00AE/MNR/2022/0192	flat, 2 bed		£1,850	£1,800	26 Jan 2023
2/3 Floor Maisonette, 223 High Road, Willesden, London, NW10 2RY [old rules] GOV.UK: LON/00AE/MNR/2022/0184	flat, 2 bed	£1,400	£1,540	£1,500	2 Jan 2023
Ground Floor Flat, 13 Pember Road, London, NW10 5LR [old rules] GOV.UK: LON/00AE/MNR/2021/0180	flat, 2 bed		£1,560	£1,300	8 Feb 2022
66a Ilex Road, London NW10 9NU [old rules] GOV.UK: LON/00AE/MNR/2020/0094	flat, 1 bed	£1,430	£1,585.65	£1,430	13 Nov 2020
222 Preston Hill, Harrow, Middlesex, HA3 9UJ [old rules] GOV.UK: LON/00AE/MNR/2019/0086	house, 5 bed	£1,375	£2,500	£1,790	6 May 2020
8 Victoria Mews, Kilburn, London, NW6 6SY [old rules] GOV.UK: LON/00AE/MNR/2019/0146	flat	£858.33	£908.33	£880	28 Feb 2020
Flat D, 59 High Road, Willesden Green, London, NW10 2SU [old rules] GOV.UK: LON/00AE/MNR/2019/0082	flat, 3 bed	£710.50	£2,200	£887.50	26 Jan 2020

Less comparable decisions

Housing association or affordable rents, rooms in shared houses, rents that include bills, and register entries (where only the decided rent is published). Listed for completeness; they are not in the figures above.

Address, and case ref linked to GOV.UK	Type	Rent before	Landlord proposed	Tribunal decided	Decided
94 Dewsbury Road, London, NW10 1EP [old rules] [room in shared house] [bills included] GOV.UK: LON/00AE/MNR/2025/1062	room	£800	£840	£820	22 Apr 2026
145 Carlton Vale, London NW6 5HQ [old rules] [housing association / affordable rent] GOV.UK: LON/00AE/MNR/2025/0904	house, 3 bed	£2,400	£2,760	£2,700	27 Nov 2025
85 Williamson Height 5 South Way Wembley London HA9 0JZ [old rules] [housing association / affordable rent] GOV.UK: LON/00AE/MNR/2024/0506	flat, 2 bed	£1,471.25	£1,610	£1,610	26 Nov 2024
90a Clifford Gardens, London, NW10 5JB [old rules] [housing association / affordable rent] [bills included] GOV.UK: LON/00AE/MNR/2024/0207	flat, 2 bed	£639.38	£689.48	£689.48	7 Nov 2024
Room 103, Curie Court, Nightingale Avenue, Harrow, HA1 3GX [old rules] [room in shared house] GOV.UK: LON/00AE/MNR/2024/0130	room	£633.10	£681.85	£855	16 Jun 2024
37 Lynton Road, London, NW6 6BE [old rules] [register entry only] GOV.UK: LON/00AE/MNR/2023/0217	house, 4 bed			£5,000	23 Aug 2023
Room 4, 130 Stag Lane, Edgware, HA8 5LL [old rules] [room in shared house] [bills included] [register entry only] GOV.UK: LON/00AQ/MNR/2023/0073	room			£370	11 Aug 2023
Flat 3 Chandlers House, 19 Willesden Lane, NW6 7RD [old rules] [register entry only] GOV.UK: LON/00AE/MNR/2023/0226	flat, 2 bed			£1,810	9 Aug 2023
13 Keslake Mansions, Station Terrace, Kensal Rise, London, NW10 5RU [old rules] [register entry only] GOV.UK: LON/00AE/MNR/2023/0101	flat, 1 bed			£845	19 Jul 2023
Flat 2, 1076a Harrow Road, London, NW10 5NL [old rules] [bills included] GOV.UK: LON/00AE/MNR/2022/0181	flat, studio	£693	£1,170	£925	9 May 2023

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