

Rent tribunal decisions in Harrow

Generated 14 Oct 2026. All decisions in Harrow.

Online version, with every decision: <https://rentrisecheck.uk/area/harrow?period=all&x=1>

Source: First-tier Tribunal (Property Chamber) decisions published on GOV.UK. Contains public sector information licensed under the Open Government Licence v3.0. Rent Rise Check is an independent project, not part of the tribunal, HM Courts & Tribunals Service or GOV.UK. Contact: hello@rentrisecheck.uk. The rent figures were read from each decision automatically; each case reference below links to the original decision on GOV.UK (on paper, search GOV.UK for the reference). GOV.UK guidance and form MR1: <https://www.gov.uk/guidance/apply-for-an-open-market-rent-determination>

What the tribunal decided

25 decisions in this search (25 set a rent). In 18, 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	94% (17 of 18)
Same as the landlord's figure	0% (0 of 18)
Above the landlord's figure	6% (1 of 18)
Typical cut, where the rent was set lower	-16.0% (n=17)
Typical increase the landlord proposed	+25.4% (n=18)
Typical increase the tribunal decided	+2.9% (n=18)

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
9 Bradstowe House, Headstone Road, Harrow, HA1 1EH [old rules] GOV.UK: LON/00AQ/MNR/2026/0110	flat, 1 bed	£1,698	£1,765	£1,710	18 May 2026
1 Mirren Close, Harrow, Middlesex HA2 9BG [old rules] GOV.UK: LON/00AQ/MNR/2025/0884	house, 2 bed	£1,950	£2,150	£1,950	4 Dec 2025
35 Clewer Crescent, Harrow, HA3 5QA [old rules] GOV.UK: LON/00AQ/MNR/2025/0751	house, 3 bed	£1,850	£2,100	£2,000	21 Oct 2025
5 Gooden Court, South Hill Avenue, HA1 3PZ [old rules] GOV.UK: LON/00AQ/MNR/2025/0849	flat, 3 bed	£1,675	£2,000	£1,950	21 Oct 2025
35 Alexandra Close harrow London HA28QA [old rules] GOV.UK: LON/00AQ/MNR/2024/0601	flat, 2 bed	£1,100	£1,700	£952	13 Dec 2024
Flat 9b Aberdeen Road, Harrow, HA3 7NF [old rules] GOV.UK: LON/00AQ/MNR/2024/0333	flat, 2 bed	£1,200	£1,680	£1,200	28 Oct 2024
67 Boxtree Road, Harrow Weald, London, HA3 6TN [old rules] GOV.UK: LON/00AQ/MNR/2024/0167	house, 4 bed	£2,210	£3,050	£2,500	23 Oct 2024
36 Bransgrove Road, Edgware, HA8 6JA [old rules] GOV.UK: LON/00AQ/MNR/2024/0273	house, 3 bed	£1,150	£2,200	£1,870	19 Sep 2024
44 Churchill Place, Harrow, Middlesex, HA1 1XY [old rules] GOV.UK: LON/00AQ/MNR/2024/0106	flat, 1 bed	£1,050	£1,350	£1,200	15 Aug 2024
35 Durham Road, North Harrow, Middlesex, HA1 4PF [old rules] GOV.UK: LON/00AQ/MNR/2024/0128	house, 4 bed	£2,400	£3,400	£2,850	3 Jul 2024

Address, and case ref linked to GOV.UK	Type	Rent before	Landlord proposed	Tribunal decided	Decided
35 Lodgehill Park Close, Harrow, London , HA2 0PD [old rules] GOV.UK: LON/00AQ/MNR/2023/0458	flat	£950	£1,250	£950	12 Feb 2024
81 Dalston Gardens, Stanmore, Middlesex, HA7 1DA [old rules] GOV.UK: LON/00AQ/MNR/2023/0051	house, 3 bed	£650.01	£696.37	£2,000.01	19 Jun 2023
14 Cumberland Court, Princes Drive, Harrow, Middlesex, HA1 4UD [old rules] GOV.UK: LON/00AQ/MNR/2022/0095	flat, 2 bed	£910	£1,083.33	£931.67	8 Dec 2022
117A Burnt Oak Broadway, Edgware, Middlesex, HA8 5EN [old rules] GOV.UK: LON/00AQ/MNR/2020/0128	flat, 2 bed	£810.33	£1,245.83	£788.67	21 Jul 2021
44 Parkside Way, North Harrow, Harrow, Middlesex, HA2 6DF [old rules] GOV.UK: LON/00AQ/MNR/2021/0024	house, 3 bed	£1,750	£1,810	£1,360	21 Jul 2021
17 Glenwood Close, Harrow, Middlesex, HA1 2QN [old rules] GOV.UK: LON/00AQ/MNR/2019/0159	flat	£875	£1,300	£937	14 Feb 2020
14 Cumberland Court, Princes Drive, Wealdstone, Harrow, HA1 4UD [old rules] GOV.UK: LON/00AQ/MNR/2019/0101	flat, 2 bed	£910	£1,083.33	£910	11 Oct 2019
17a North Parade, Mollison Way, Edgware, Middlesex, HA8 6QH [old rules] GOV.UK: LON/00AQ/MNR/2019/0096	flat, 2 bed	£1,305	£1,595	£1,350	3 Oct 2019

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
75 Bradstowe House, Headstone Road, Harrow, HA1 1EH [bills included] GOV.UK: LON/00AQ/MRA/2026/0015	flat, 2 bed	£2,200	£2,305	£2,305	1 Jul 2026
81 Dalston Gardens, Stanmore, Middlesex, HA7 1DA [old rules] [housing association / affordable rent] GOV.UK: LON/00AQ/MNR/2026/0127	house, 3 bed	£767.22	£804.05	£804.05	29 May 2026
Flat 2, 25 College Hill Road, Harrow, London, HA3 7HG [old rules] [bills included] GOV.UK: LON/00AQ/MNR/2025/0604	flat, 2 bed	£1,250	£2,500	£1,660	9 Apr 2025
17A North Parade, Mollison Way, Edgware, Middlesex, HA8 5QH [old rules] [register entry only] GOV.UK: LON/00AQ/MNR/2023/0389	flat, 2 bed			£1,550	26 Apr 2024
Studio 1, 3a Boxmoor Road, Kenton, Harrow, HA3 8LH [old rules] [bills included] GOV.UK: LON/00AQ/MNR/2023/0412	flat, studio	£1,000	£1,100	£1,100	23 Feb 2024
81 Dalston Gardens, Stanmore, Middlesex, HA7 1DA [old rules] [housing association / affordable rent] [register entry only] GOV.UK: LON/00AQ/MNR/2022/0036	house, 2 bed			£648.27	18 May 2022
21 Roxeth Hill, Harrow, Middlesex, HA2 0JY [old rules] [bills included] GOV.UK: LON/00AQ/MNR/2019/0077	house, 2 bed	£1,550	£1,970	£1,300	16 Aug 2019