

# HARROW PROPERTY BULLETIN

Kenton Edition



OCT/NOV 2024

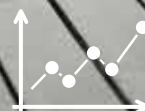
## DON'T LET THE WEATHER DAMPEN YOUR PROPERTY MOVE!



Renters Reform Bill



What's happening in  
Kenton



House price in  
your area



# FAO: LANDLORDS AND TENANTS

## RENTERS REFORM BILL – WHAT YOU NEED TO KNOW

The Renters Reform Bill is a proposed piece of legislation that has been introduced by the Government with the aim to reform the private rented sector (PRS) and level up housing quality and to “bring in a better deal for renters” and marks “the biggest shake-up of the private rented sector in 30 years. Here are the key changes in the Bill

**Abolish section 21 evictions** and move to a simpler tenancy structure where all assured tenancies are periodic, providing more security for tenants

**Rent increases** – Landlord will be able to increase rents once a year via a formal ‘Section 13’ notice serving at least two months’ notice

**Ensure possession grounds are fair to both parties**, giving tenants more security, while ensuring landlords can recover their property when reasonable.

If the Landlords wants to sell or move a relative, they can serve 4 months’ notice after the first 12 months

Landlords can serve a Section 8 notice (4 weeks’ notice) if a tenant is at least 3 months’ rent in arrears and gain possession immediately for tenants with Anti-Social behaviour

**Introduce a new Private Rented Sector Landlord Ombudsman** that will provide quick, fair, impartial, and binding resolution for tenants’ complaints about their landlord.

**Create a Private Rented Sector Database** to help landlords understand their legal obligations and providing better information to tenants to make informed decisions when entering into a tenancy agreement.

**Give tenants’ rights to keep a pet in the property.** Landlords will be able to obtain pet insurance to cover any damage to their property

**Apply the Decent Homes Standard to the private rented sector** to give renters safer, better value homes and remove the blight of poor-quality homes in local communities.

**Apply ‘Awaab’s Law’ to the sector**, setting clear legal expectations about the timeframes within which landlords must take action to make homes safe where they contain serious hazards.

**Make it illegal for landlords and agents to discriminate** against prospective tenants in receipt of benefits or with children

**End the practice of rental bidding** by prohibiting landlords and agents from asking for or accepting offers above the advertised rent.

## WHEN IS THE RENTERS REFORM BILL GOING TO BECOME LEGISLATION?

The exact date for the bill becoming law is not confirmed, as it must pass through Parliament and amendments are expected. The government aims to finalize it before December 2024.

The government will implement the changes in two stages, with at least six months’ notice before the first date when new tenancies will become periodic. The second date, for transitioning all existing tenancies, will be at least 12 months later. The final timeline depends on when the bill receives Royal Assent.

**134 KENTON ROAD, HOME TO PREMIER INN & BEEFEATER RESTAURANT COULD BE BULLDOZED AND TURNED INTO 118 NEW HOMES AND 106 CO-LIVING APARTMENTS**

Whitbread PLC, owner of Premier Inn and restaurants brand including Beefeater, Brewers, Table Table has submitted proposal to apply for planning permission for the redevelopment of 134 Kenton Road.

The proposal includes development of;

- ▶118 high quality Build To Rent Apartments
- ▶106 co-living apartments
- ▶New restaurant in the ground floor
- ▶Improved architecture, landscape, and public realm



**AVERAGE HOUSE PRICES IN YOUR AREA**

ROAD/STREET	AVERAGE VALUE
Becmead Avenue, Hilbury Avenue	£825,000 - £995,000
Dovedale Avenue	£900,000 - £1,300,000
Draycott Avenue	£875,000 - £1,250,000
Greystone Gardens, Lapstone Gardens	£950,000 - £1,375,000
Ilmington Road	£900,000 - £1,300,000
Lindsay Drive	£750,000 - £950,000
Mount Stewart Avenue	£900,000 - £1,300,000
Northwick Circle	£1,500,000 - £1,900,000
Regal Way	£775,000 - £950,000
Shaftesbury Avenue	£900,000 - £1,300,000
Sheridan Gardens	£950,000 - £1,375,000
The Ridgeway	£900,000 - £1,300,000
Trevelyan Crescent	£900,000 - £1,250,000
Woodcock Hill	£875,000 - £1,250,000
Woodhill Crescent	£900,000 - £1,400,000



\*\* Note: The highest price value is based on extended, modernised properties, whereas the lower price is based on standard properties that may require modernization. Please contact us for an accurate valuation. Source – Rightmove, Land registry sold data



# OFF MARKET LISTING HARROW

Littleton Crescent (Pebworth Estate), Harrow on the Hill, HA1



Price - Circa £1,35 million

4 bed detached home

We are delighted to represent the sellers in offering this stunning home with breathtaking views of Harrow School's playing fields and open spaces.

This property is marketed entirely offline, generating immense interest.

If you would like more information or a brochure, please get in touch

**IF YOU'D LIKE TO PROTECT YOUR PRIVACY BY LISTING YOUR PROPERTY OFF-MARKET WITH US, PLEASE GET IN TOUCH**



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