

HARROW PROPERTY BULLETIN

Harrow Edition



Season's
Greetings
and
Happy Christmas
to all our readers



Join The Kenton Residents'
Association



Community Services and
Events



Selling and Letting
Fast This Season



JOIN THE KENTON RESIDENTS' ASSOCIATION (KRAB)



At Empire Chase, we have always taken pride in supporting community initiatives, bringing people together, and strengthening the neighbourhoods we serve. We are therefore delighted to support the establishment of a residents' association for wider Kenton.

Following a well-attended meeting of Brent Kenton residents at the Harrow Masonic Centre in Northwick Circle on Wednesday, 17th September 2025, residents agreed on a constitution to formally establish the **Kenton Residents' Association Brent (KRAB)**.

The newly elected Executive Officers are now working to set up the necessary structures to begin recruiting members and to seek official recognition from Brent Council. Further updates will be shared with Kenton residents shortly.

Tara Furlong (Chair) and Anup Patel (Vice Chair) – Kenton Residents Association Brent

Empire Chase is delighted to sponsor the Kenton Residents Association Brent. We would like to extend our thanks to all the volunteers, especially Sunita Hirani and John Poole, for their hard work and dedication in organising community initiatives.

One Community, Many Voices, Stronger Together – Join KRAB Today
Facebook Group -

 [Kenton Residents' Association Brent](#)



Renters' Reform Act: What Landlords Must Know

The Renters' Reform Act introduces the biggest change to the private rented sector in years. Here's a quick summary of what landlords need to prepare for by the 1st May 2026

Key Changes

► End of Section 21

"No-fault" evictions will be abolished. Landlords will only be able to regain possession using specific legal grounds (e.g., rent arrears, anti-social behaviour, or selling/moving back in).

► All Tenancies Become Periodic

Fixed-term ASTs will be replaced with rolling periodic tenancies. Tenants will be able to leave with two months' notice.

► Rent Increases Restricted

Rent can only be increased once per year and must be done through a formal Section 13 notice. Tenants can challenge rises if they believe they're above market rate.

► No Rent Bidding

Landlords must advertise a fixed asking rent and cannot encourage or accept offers above it.

► Pets and Fair Access

Tenants will have a stronger right to request pets. Refusals must be reasonable. Blanket bans on families or benefit recipients will be unlawful.

► Higher Property Standards

A Decent Homes Standard will apply to all rented homes. Issues like mould or damp must be addressed quickly under strengthened health-and-safety rules.

► New Registration & Ombudsman

All landlords must register their properties on a national database and join a compulsory Ombudsman scheme.

Landlords, audit your rental properties now!

With major reforms ahead, it's essential to ensure your properties meet the new standards. Get in touch with our Lettings Management Team for a free, no-obligation consultation.

lettings@empirechase.co.uk, 0208 4227722



COMMUNITY SERVICES AND EVENTS SPONSORED BY EMPIRE CHASE THIS SEASON

We genuinely care about our local communities, which is why we proudly sponsor so many community events

**Super Skills Football Harrow
(Main Sponsor)**



**Uxendon Manor School
Summer and Winter fairs**



**Kenton Residents
Association**



**Sudbury Court Residents
Association**



**Northwick Park
Community Gardens**



**Wembley Scouts
Christmas Fair**

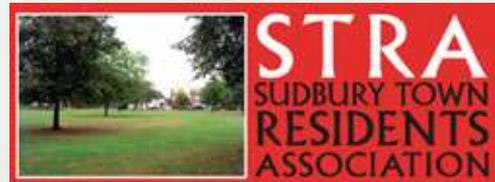


Orley Farm School Christmas Fair



ORLEY FARM SCHOOL

**Sudbury Town Residents Association
Xmas Party**



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PROPERTY CONTENTS,
MARKET UPDATES AND SOME AMAZING PROPERTY TOURS**



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SELLING AND LETTING FAST THIS SEASON

Check out this most unique stylish home in a highly sought after neighbourhood in Pinner



LETTINGS



Despite negativity in the property market, our Sales and Lettings teams have successfully secured buyers and tenants for almost all the properties on our books.

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Empire Chase



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