



**FIRST - TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)**

Case Reference : **LON/00AE/F77/2026/0021**

Property : **89 St Michaels Avenue, Wembley,
London, HA9 6SA**

Tenant : **Lloyd Pink and Karis Pink**

Landlord : **Sovereign Network Group**

Date of Objection : **3 December 2025**

Type of Application : **Section 70, Rent Act 1977**

Tribunal Members : **Mrs E Ratcliff MRICS
Judge J Stewart**

**Date and venue of
Consideration** : **1 April 2026
10 Alfred Place, London, WC1E 7LR**

Date of Decision : **1 April 2026**

DECISION

The sum of £428 per calendar month will be registered as the fair rent with effect from 1 April 2026, being the date the Tribunal made the Decision.

REASONS

Background

1. Following an application made by the Landlord, Sovereign Network Group, dated 29 September 2025, the Rent Officer registered a rent of £464.00 per calendar month for 89 St Michaels Avenue, Wembley, London, HA9 6SA (the property) on, and effective from, 21 November 2025. The rent was previously registered on 23 March 2023 at £401.00 per calendar month.
2. By email of 3 December 2025, the Tenants, Lloyd Pink and Karis Pink, objected to the Rent Officer's fair rent determination.

Hearing

3. A hearing was held on the morning of 1 April 2026. The Tenants attended. The Landlord was notified but did not attend, preferring to rely on written representations only.

Property and Inspection

4. The Tribunal carried out an inspection of the property on 1 April 2026. The Tenants were present. The Landlord was notified but did not attend.
5. The property is an inter-war semi-detached house with an open plan living room, study, kitchen and small conservatory on the ground floor. There are three bedrooms, a bathroom and separate WC on the first floor. There is a small paved front garden and parking space in front of an attached garage and an enclosed garden to the rear.
6. The property is well-maintained, with relatively modern fitted kitchen, bathroom, sealed unit double-glazing and central heating.
7. The property is situated in close proximity to Wembley Stadium and at the end of a tree-lined avenue of similar properties, next to a small car park, church and open space.

Tenancy

8. The Property has been in shared ownership since 1983. The Tenants own a 50% share of the property.

Evidence

Tenants' submissions

9. The Tenants explained that they had occupied the property since 1983 under a shared ownership scheme. They were paying £227.80 per calendar month and considered the rent of £464.00 per calendar month, as registered by the Rent Officer, to be too high. They understood that the rent had previously been registered at £401.00, and that the rent currently demanded by the Landlord was lower than the registered rent.
10. The Tenants explained that they are responsible for all repairs and described to the Tribunal a number of improvements they had carried out over the 43 years of their occupation, some of which were repeated:
 - Landscaping and fencing of garden in 1983 (repaired/ replacement sections – latest in 2015)
 - Rewiring of house in 2012
 - Replaced bathroom and separate WC in 2012
 - New boiler, central heating system and radiators in 2012
 - Replaced timber and perspex conservatory with a modern structure with double-glazed windows in 2012
 - Replacement flat roofs over kitchen and garage 2015
 - Replacement double-glazed windows in August 2022
 - Fitted kitchen in May 2024 (noting that there had been no fitted kitchen at the start of the shared ownership arrangement)
 - Water Authorities replacement of lead water supply pipe (from road to house) with larger pipe to overcome low water pressure

Landlord's submissions

11. The Landlord did not provide any information about the number, size or quality of the rooms in the property or any improvements carried out by the Tenants as they did not hold sufficient records to be able to do so. They did, however, confirm that central heating, double-glazing, white goods and carpets and curtains were all provided by the Tenants.
12. The Landlord explained that the increase in rent would be phased over two years:
 - Year 1 - £197.12 per calendar month from 1 January 2026
 - Year 2 - estimated to be £203.23 per calendar month from 1 January 2027 (subject to RPI)

The Tribunal noted that this is lower than the amount that the Tenants say they are currently paying.

Determination and Valuation

13. The Tribunal has had regards to written submissions from both parties, oral submissions made by the Tenants at the hearing and their own observations during the inspection.
14. Neither party provided comparable evidence of agreed rents of similar properties in the locality. Relying on its own expertise and general knowledge of rental values in the area, the Tribunal considers that the market rent for the property, unfurnished and in its current condition, would be in the region of £2,500 per calendar month. From this level of rent we have made adjustments for tenant's repairing liabilities and improvements in relation to:
 - Fitting of kitchen
 - Replacement bathroom/separate WC
 - Installation of double glazing and central heating
 - Carpet, curtains and white goods
 - Replacement conservatory
15. The Tribunal has also made an adjustment for scarcity using their own general knowledge and expertise. The Tribunal considers that in the wider geographical area there is an imbalance of supply and demand impacting on rental values and has, therefore, made a reduction of 20% for scarcity.
16. The full valuation is shown below:

Market Rent		per calendar month £2,500
<i>Less</i>		
Fitted kitchen and bathroom/wc	)	
Double-glazing and central heating	) approx. 50%	
Carpets, curtains and white goods	)	
Replacement conservatory	)	
		<u>£1,250</u>
		£1,250
<i>Less</i>		
Scarcity	approx. 20%	<u>£ 250</u>
		£1,000
Adjustment for full repairing liability	approx. 20%	<u>£ 200</u>
		£ 800
Adjustment for management, audit and insurance fees.	approx. 7%	<u>£ 56</u>
		£ 744
Adjust for Tenants' premium (Equity Share)	50%	<u>£ 372</u>
		£ 372

Add back management, audit and
insurance fees

£ 56

Fair Rent

£ 428

17. The Tribunal determines an uncapped fair rent of **£428 per calendar month**.
18. The Tribunal notes that the Landlord intends to set the rent at a level below both that registered by the Rent Officer and that determined in this decision. Whilst a landlord must not charge a rent exceeding the registered rent, there is nothing to prevent a landlord from charging less if they choose to do so.

Decision

19. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was £428 per calendar month. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £466 per calendar month. The calculation of the capped rent is shown on the decision form. In this case the lower rent of **£428 per calendar month** is to be registered as the fair rent for this property.

Chairman: Mrs E Ratcliff MRICS **Date of Reasons:** 13 May 2026

APPEAL PROVISIONS

These summary reasons are provided to give the parties an indication as to how the Tribunal made its decision. If either party wishes to appeal this decision, they should first make a request for full reasons and the details of how to appeal will be set out in the full reasons. Any request for full reasons should be made within a month. Any subsequent application for permission to appeal should be made on Form RP PTA