

Notice of the Tribunal Decision [Amended]

We exercise our powers under Rule 50 of the Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rules 2013 correct the clerical mistake, accidental slip or omission in the address box of our Decision dated 1 April 2026. Our amendments are made in bold red type. We have corrected our original Decision for clarity and so that the Rent Register entry is correct.

Rent Act 1977 Schedule 11**Address of Premises**

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

The Tribunal members were

Regional Surveyor, Mrs E Ratcliff MRICS
Judge J Stewart

Landlord

Lloyd Pink and Karis Pink

Tenant

Sovereign Network Group

1. The fair rent is

428.00

Per

calendar
month

(excluding water rates and council tax
but including any amounts in paras
3&4)

2. The effective date is

1 April 2026

3. The amount for services is

not applicable

Per

4. The amount for fuel charges (excluding heating and lighting of common parts) not counting for rent allowance is

not applicable

Per

5. The rent is not to be registered as variable.**6. The capping provisions of the Rent Acts (Maximum Fair Rent) Order 1999 apply (please see calculation overleaf)****7. Details (other than rent) where different from Rent Register entry****8. For information only:**

The fair rent to be registered is not limited by the Rent Acts (Maximum Fair Rent) Order 1999, because it is the same below the maximum fair rent of £ 466.00 per calendar month.

Chairman

Mrs E Ratcliff

Date of decision

1 April 2026
**Amended on
17 June 2026**

MAXIMUM FAIR RENT CALCULATION

LATEST RPI FIGURE	X	408.2			
PREVIOUS RPI FIGURE	Y	367.2			
X	408.2	Minus Y	367.2	= (A)	41.0
(A)	41.0	Divided by Y	367.2	= (B)	0.111656

First application for re-registration since 1 February 1999 - NO

If yes (B) plus 1.075 = (C)			
If no (B) plus 1.05 = (C)	1.161656		
Last registered rent*	401.00	Multiplied by (C) =	465.82
*(exclusive of any variable service charge)			
Rounded up to nearest 50p =	£466.00		
Variable service charge	NO		
If YES add amount for services			
MAXIMUM FAIR RENT =	£466.00	Per	calendar month

Explanatory Note

1. The calculation of the maximum fair rent, in accordance with the formula contained in the Order, is set out above.
2. In summary, the formula provides for the maximum fair rent to be calculated by:
 - (a) increasing the previous registered rent by the percentage change in the retail price index (the RPI) since the date of that earlier registration and
 - (b) adding a further 7.5% (if the present application was the first since 1 February 1999) or 5% (if it is a second or subsequent application since that date).

A 7.5% increase is represented, in the calculation set out above, by the addition of 1.075 to (B) and an increase of 5% is represented by the addition of 1.05 to (B).

The result is rounded up to the nearest 50 pence.
3. For the purposes of the calculation the latest RPI figure (x) is that published in the calendar month immediately before the month in which the Tribunal's fair rent determination was made.
4. The process differs where the tenancy agreement contains a variable service charge and the rent is to be registered as variable under section 71(4) of the Rent Act 1977. In such a case the variable service charge is removed before applying the formula. When the amount determined by the application of the formula is ascertained the service charge is then added to that sum in order to produce the maximum fair rent.