



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

**Case Reference** : **HS/LON/00BK/F77/2025/0317**

**Property** : **Flat 5 ,Lyon House, 53 Riding House Street, London, W1W 7ED**

**Tenant** : **Mr A L Shaw**

**Landlord** : **Dorrington London Flats Limited**

**Date of Objection** : **18 July 2025**

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

**Tribunal** : **R Waterhouse FRICS  
J Francis QPM**

**Date of Decision** : **16 February 2026**

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**DECISION**

**The sum of £14906.00 per calendar year including a service charge of £1207.89 per year, will be registered as the fair rent with effect from 16 February 2026, being the date the Tribunal made the Decision.**

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**Full REASONS**

## **Background**

1. The landlord submitted an application, dated 29 April 2025, to register a fair rent of £12715.80 per year with £2735.72 per year for services. Previous to the application the Rent Officer had registered a fair rent of £10596.50 per year with £895.19 per year attributed to services from 30 April 2021.
2. Following the application the Rent Officer registered a fair rent of £14684.50 per year including £1207.89 per year effective from 18 June 2025. Following an objection from the tenant on 18 July 2025 to the determination of a fair rent by the Rent Officer, the Tribunal has made a determination under the provisions of the Rent Act 1977.
3. Directions were issued on 25 November 2025.

## **Inspection**

4. The property is described in the Rent Register as a self-contained converted flat, with full central heating comprising two rooms, one kitchen/diner, one bathroom and one WC.
5. The Tribunal heard evidence that the tenant had with landlords' consent reconfigured the flat to produce two bedrooms, the second bedroom being a single bedroom created out of adjusting the hall and bathroom / WC area.
6. The Tribunal inspected the property and found the flat is located in a mansion block, the communal parts are clean and tidy although on the day of inspection a handrail was loose. The property has the original single glazed windows, original skirting. The tenant has installed central heating, redecorated throughout, reconfigured the flat, put in a new kitchen and a new bathroom.

## **Evidence**

### **Submission by the tenant**

7. The tenant has made submissions to the Tribunal prior to the hearing; these have been noted. The tenant at the hearing stated they, had installed central heating, redecorated throughout, reconfigured the flat making two bedrooms in place of the previous one, put in a new kitchen and a new bathroom.
8. The tenant considered that the value of the flat in a one-bedroom state and in a good condition should attract a 50% discount to reach the fair rent.

### **Submission by the landlord**

9. The landlord has made no submissions to the Tribunal prior to the hearing

## **Nature of flat to be determined**

10. The Tribunal determines that the property the subject of the determination is a one-bedroom flat with the layout prior to the tenant's reconfiguration, and with the pre-refurbished bathroom and kitchen.

## **Determination and Valuation**

### **Valuation**

11. In determining the level of rent for the fair rent, the Tribunal must carry out a valuation under section 70 of the Rent Act 1977 and then an assessment under the Rent Acts (Maximum Fair Rent) Order 1999. The latter assessment is dependent on the inflation rate between the last registered rent and the date of the current determination which is the date of hearing. The tribunal must then adopt the lower of the two figures as the fair rent to be registered.

12. Having consideration of the comparable evidence proved by the parties and our own expert general knowledge of rental values in the area, the Tribunal adopts the figure of £3300.00 per calendar month, for the property described in paragraph 10 and in good condition.

13. From this level of rent we have made adjustments in relation to: (i) terms and conditions the tenancy that is the tenant is responsible for internal decoration which is more onerous than contemporary tenancies from which the comparables are derived (ii) improvements. made by the tenant, but with the starting point the original layout (iii) the supply of curtains and carpets and (iv) general condition of the property compared with contemporary lettings.

14. The Tribunal has also made an adjustment for scarcity at 20%.

Market Rent	£3300.00 pcm
Less: 30% for (i) to (iv) above;	£990.00 pcm
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	£2310.00 pcm
Less 20% for scarcity	£462.00 pcm
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	£ 1848.00 pcm

15. The Tribunal determines a rent under section 70 of £ 1848 pcm, which is the equivalent of £22176.00 pa including the service charge of £1207.89 pa.

### **Decision**

16. The rent calculated under section 70 Rent Act 1977 is £22176,00 including a service charge of £1207.89 per year.

17. The rent calculated under the Rent Acts (Maximum Fair Rent) Order 1999 is £14906.00 per year including a service charge of £ 1207.89 per year. The rent calculated under section 70 of the Rent Act 1977 rent is higher than the rent calculated under the Rent Acts (Maximum Fair Rent) Order 1999. Therefore, the tribunal determines the rent to be registered is £14906.00 per year including a service charge of £1207.89 per year with effect from 16 February 2026.

**Chairman: R Waterhouse FRICS**

**Date: 16 February 2026**

## **Appeal to the Upper Tribunal**

A person wishing to appeal this decision to the Upper Tribunal (Property Chamber) on a point of law must seek permission to do so by making a written application to the First-tier Tribunal at the Regional Office which has been dealing with the case which application must:

- a. be received by the said office within 28 days after the Tribunal sends to the person making the application written reasons for the decision.
- b. identify the decision of the Tribunal to which it relates, state the grounds of appeal, and state the result the party making the application is seeking.

If the application is not received within the 28 –day time limit, it must include a request for an extension of time and the reason for it not complying with the 28- day time limit; the Tribunal will then decide whether to extend time or not to allow the application for permission to appeal to proceed.