



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

Case Reference : **LON/00BK/F77/2026/0114**

Property : **Flat 5 Burleigh Mans 20 Charing Cross
Rd London. WC2H 0HU**

Tenant : **Mr. B.A. Kyle**

Landlord : **Gascoyne Holding Ltd.**

Type of Application : **Assessment of Fair Rent**

Date of Application : **17 March 2026**

Tribunal Members : **Judge S.J. Walker
Tribunal Member Mr. N. Powell MRICS**

**Date of Summary
Reasons** : **6 July 2026**

DECISION

The sum of £15,600 per year will be registered as the fair rent with effect from 6 July 2026, being the date the Tribunal made the decision.

SUMMARY REASONS

Background

1. Following an objection by the tenant dated 17 March 2026 to the Rent Officer's valuation of the fair rent of the above property at £14,760 per year with effect from 13 March 2026, the Tribunal has made a determination.

2. The landlord had served a notice proposing a new rent of £18,800 per year in place of the existing rent of £15,649.50 per year. It is believed that the tenancy commenced in about March 1983. A tenancy agreement was not included in the papers.
3. A previous fair rent of £13,572 per year was registered with effect from 18 November 2023. However, this was referred to the Tribunal which, on 13 March 2024 decided that the maximum fair rent as prescribed by the Rent Act (Maximum Fair Rent) Order 1999 (“the Order”) was £15,649.50 per year. The Tribunal also on that occasion decided that without the application of the Order the rent which would have been registered was £15,840 per year.
4. The previously registered rent included £1,918.72 per year which was attributable to services. The landlord’s notice increased this to £3,000. These costs are included within the total rent.

Inspection

5. Neither party requested an inspection of the property, and none was carried out.

Evidence

6. The Tribunal has considered the written submissions provided by the tenant and the landlord. The landlord provided evidence in respect of 13 recent lettings of one bedroom flats in mansion blocks within the same postcode area. This shows rents ranging from £525 to £650 per week. No comparable evidence was submitted by the tenant.

Determination and Valuation – Market Rent

7. Having considered the comparable evidence provided by the landlord and our own knowledge of rental values in the area as an expert Tribunal, our view is that the open market rent for the property would be £625 per week if it was in good condition. That equates to £32,500 per annum.
8. To reflect the unmodernised condition of the property, the absence of central heating, and the lease terms we have deducted 40%.
9. The Tribunal has also made a 20% deduction for scarcity from the adjusted market rent.

10. The full valuation is shown below

Market Rent	per annum £32,500
<i>Less</i>	
Deductions as set out above of 40%	£13,000
Sub-total	£19,500
<i>Less</i>	
Scarcity of 20%	£3,900

Total £15,600

11. The annual adjusted market rent is £15,600.
12. This is a case where the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 apply do not apply.

Name: Judge S.J. Walker **Date:** 6 July 2026

ANNEX - RIGHTS OF APPEAL

- The Tribunal is required to set out rights of appeal against its decisions by virtue of the rule 36 (2)(c) of the Tribunal Procedure (First-tier Tribunal)(Property Chamber) Rules 2013 and these are set out below.
- If a party wishes to appeal against this decision to the Upper Tribunal (Lands Chamber) then a written application for permission must be made to the First-tier Tribunal at the Regional office which has been dealing with the case.
- The application for permission to appeal must arrive at the Regional office within 28 days after the Tribunal sends written reasons for the decision to the person making the application.
- If the application is not made within the 28-day time limit, such application must include a request for an extension of time and the reason for not complying with the 28-day time limit; the Tribunal will then look at such reason(s) and decide whether to allow the application for permission to appeal to proceed despite not being within the time limit.
- The application for permission to appeal must identify the decision of the Tribunal to which it relates (i.e. give the date, the property and the case number), state the grounds of appeal, and state the result the party making the application is seeking.