



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

Case Reference : **LON/00BK/F77/2026/0122
P:PAPERREMOTE**

Property : **Room C Talbot House 98 St Martins
lane London WC2N 4AX**

Applicant : **Gasgoyne Holdings Limited**

Respondent : **Mrs Diane Warner**

Type of Application : **Determination of the registered rent
under Section 70 Rent Act 1977**

Tribunal : **Mrs E Flint FRICS**

**Date and venue of
Hearing** : **20 July 2026
remote on the papers**

DECISION

The registered rent with effect from 20 July 2026 is £7,420 per year inclusive of £3657 per year service charge.

Background

1. On 6 February 2026 the landlord applied to the rent officer for registration of a fair rent of £10,000 per year for the above property.
2. The registered rent at the date of the application was £18436.92 per year inclusive of £2128.42 per year service charge which had been registered by the Tribunal on 6 February 2024 with effect from the same date.
3. On 8 April 2026, the rent officer registered a fair rent of £7,074.50 per year inclusive of £3657 per year service charge with effect from the same date.
4. The landlord objected to the registered rent.
5. The tribunal issued Directions on 22 May 2026. The landlord made written submissions which were copied to the tenant. The tenant did not make any representations.

The Evidence

6. The landlord stated that it was difficult to understand why the rent had been reduced since the previous registration because rents had increased in the interim. The landlord referred to Room D, on the same floor and a similar size to the subject room which was let at £9270 per year..

The Law

7. When determining a fair rent we, in accordance with section 70 of the Rent Act 1977, must have regard to all the circumstances including the age, location and state of repair of the property. We also must disregard the effect of any relevant tenant's improvements and the effect of any disrepair or any other defect attributable to the tenant or any predecessor in title under the regulated tenancy, on the rental value of the property. We are unable to take into account the tenant's personal circumstances when assessing the fair rent.
8. In *Spath Holme Ltd v Chairman of the Greater Manchester etc Committee* (1995) 28 HLR 107 and *Curtis v London Rent Assessment Committee* (1999) QB 92 the Court of appeal emphasised:

That ordinarily a fair rent is the market rent for the property discounted for scarcity i.e. that element, if any, of the market rent, that is attributable to there being a significant shortage of similar properties in the wider locality available for letting on similar terms to that of a regulated tenancy, and

That for the purposes of determining the market rent, assured tenancy market rents are usually appropriate comparables;

adjusted as necessary to reflect any relevant differences between the comparables and the subject property.

Valuation

9. In the first instance I determined what rent the landlord could reasonably be expected to obtain for the property in the open market if it were let today in the condition and on the terms considered usual for such an open market letting. I relied on the landlord's reference to a similar room on the same floor and presumably sharing the same or similar shower room and wc as the subject room. And adopted as my starting point £9,270 per year.
10. I am of the opinion that there was substantial scarcity for similar sized properties in Greater London and therefore made a deduction of approximately 20% for scarcity. The uncapped fair rent is £7,420 per year inclusive of £3657 per year service charge.

Decision

11. The maximum fair rent is £9,618.50 as shown on the reverse of the decision sheet. Therefore, the rent will be capped under the provisions of the Order. Accordingly, the sum of £7,420 per year will be registered as the fair rent with effect from 20 July 2026 being the date of my decision.

Chairman: Evelyn Flint

Dated: 20 July 2026

ANNEX - RIGHTS OF APPEAL

By rule 36(2) of the Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rules 2013, the Tribunal is required to notify the parties about any right of appeal they may have.

If a party wishes to appeal 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 should be made on Form RP PTA available at <https://www.gov.uk/government/publications/form-rp-pta-application-for-permission-to-appeal-a-decision-to-the-upper-tribunal-lands-chamber>

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. Please note that if you are seeking permission to appeal against a decision made by the Tribunal under the Rent Act 1977, the Housing Act 1988 or the Local Government and Housing Act 1989, this can only be on a point of law.

If the First-tier Tribunal refuses to grant permission to appeal, a further application for permission may be made to the Upper Tribunal (Lands Chamber).

