
FINAL NOTICE

To: **Richard Irving's Ground Rent Business Limited**
Of: **Fyfield Business & Research Park**
21 Fyfield Road
Ongar
Essex
CM5 0GN

Dated: **19 October 2007**

TAKE NOTICE: The Financial Services Authority (the "FSA") of 25 The North Colonnade, Canary Wharf, London E14 5HS gives you final notice about a decision to cancel the permission granted to you, Richard Irving's Ground Rent Business Limited, to carry on regulated activities

1. ACTION

- 1.1 The FSA gave you a Decision Notice on 14 September 2007 (the "Decision Notice") which notified you that for the reasons given below and pursuant to section 45 of the Financial Services and Markets Act 2000 (the "Act"), the FSA had decided to cancel the permission granted to you pursuant to Part IV of the Act ("your Part IV permission").
- 1.2 You have not referred the matter to the Financial Services and Markets Tribunal within 28 days of the date on which the date on which the Decision Notice was given it. Accordingly the FSA has today cancelled your Part IV permission.

2. REASONS FOR ACTION

- 2.1 On the basis of the facts and matters and conclusions described in its Warning Notice dated 28 June 2007 (the "Warning Notice"), and in the Decision Notice, it appears to the FSA that you are failing to satisfy the threshold conditions set out in Schedule 6 to the Act (the "Threshold Conditions").

- 2.2 This is because you have repeatedly failed to comply with the regulatory requirement to submit Retail Mediation Activities Returns ("RMAR") promptly (you have been referred to the FSA's Enforcement Division on three separate occasions for these failings and your RMAR for the period ended 31 October 2006 was submitted almost eight months late). You have not been open and co-operative in all your dealings with the FSA by failing to respond to the FSA's repeated requests for you to submit RMARs, and have thereby failed to comply with Principle 11 of the FSA's Principles for Businesses. For these reasons you have failed to satisfy the FSA that you are ready, willing and organised to comply with the requirements and standards under the regulatory system.
- 2.3 These failures, which are significant in the context of your suitability, lead the FSA to conclude that you are not conducting your business soundly and prudently and in compliance with proper standards and that you are not a fit and proper person, and that you are therefore failing to satisfy the Threshold Conditions in relation to the regulated activities for which you have Part IV permission.

3. IMPORTANT

- 3.1 This Final Notice is given to you in accordance with section 390(1) of the Act.

Publicity

- 3.2 Sections 391(4), 391(6) and 391(7) of the Act apply to the publication of information about the matter to which this Final Notice relates. Under those provisions, the FSA must publish such information about the matter to which this Final Notice relates as the FSA considers appropriate. The information may be published in such manner as the FSA considers appropriate. However, the FSA may not publish information if such publication would, in the opinion of the FSA, be unfair to you or prejudicial to the interests of consumers.
- 3.3 The FSA intends to publish such information about the matter to which this Final Notice relates as it considers appropriate.

FSA Contact

- 3.4 For more information concerning this matter generally, you should contact Bimal Shah at the FSA (direct line: 020 7066 7426/fax: 020 7066 7427).

John Kirby
FSA Enforcement Division