

**Notice of the Tribunal Decision and  
Register of Rents under Assured Periodic Tenancies  
(Section 14 Determination)**

**Housing Act 1988 Section 14**

**Address of Premises**

Flat 2, 174-178 Ridley Road, London,  
E8 2NH

**The Tribunal members were**

Mr Anthony Harris LLM FRICS FCI Arb  
Mr Owen Miller BSc

Landlord

Network Homes

Address

Olympic Centre, 8 Fulton Road, Wembley, Middlesex, HA9  
oNU

Tenant

Ms Manuela Helena Fernandes

1. The rent is:  
£

718.90

Per

month

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

2. The date the decision takes effect is:

1 April 2020

\*3. The amount included for services is/is  
~~negligible~~/not applicable

nil

Per

\*4. ~~Service charges are variable and are not included~~

5. Date assured tenancy commenced

18/5/2015

6. Length of the term or rental period

monthly

7. Allocation of liability for repairs

Ss11 and 12 of the Landlord and  
Tenant Act 1985

8. Furniture provided by landlord or superior landlord

Single bed, cooker, fridge

9. Description of premises

First floor self-contained studio flat with bathroom and open plan kitchen/living room

Chairman

**A Harris**

Date of Decision

**17 September  
2020**