

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

Housing Act 1988 Section 14

Amended 21st December 2021 under Rule 53
The Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rules 2013
SI No. 1169

Address of Premises

Mill Cottage,
Radford Mill Farm,
Mill Lane,
Timsbury,
Bath,
BA2 0QF

The Tribunal members were

Mr R Brown FRICS
Mr M Ayres FRICS
Mr J Reichel BSc MRICS

Landlord

Mr Richard Fox

Address

Radford Mill Farm, Mill Lane, Timsbury, Bath, Avon, BA2 0QF

Tenant

Mr Steven Andrew Mackay

1. The rent is: £ 370.00 Per Calendar Month (excluding water rates and council tax but including any amounts in paras 3)

2. The date the decision takes effect is: 01 August 2021

3. The amount included for services and listed below at box 8 is: £100.00 Per Calendar Month

4. Date assured tenancy commenced 01 June 2020

5. Length of the term or rental period Monthly

6. Allocation of liability for repairs As per section 11 of the Landlord & Tenant Act 1985

7. Furniture provided by landlord or superior landlord

Table, 3 x bookcases, double mattress and frame, washing machine, fridge/freezer, range cooker and microwave.

8. Description of premises

Poorly converted property providing 1 living room/kitchen and downstairs (through hatch in floor) a poor bathroom with an 'oriental strand board' box and bucket for foul waste.

Included in the rent is the cost of Council tax, electricity, water and wifi.

Chairman

**Mr R Brown
FRICS**

Date of Decision

**21 December
2021**