

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

**Housing Act 1988 Section 14**

**Address of Premises**

Swinithwaite House,  
Swinithwaite,  
Leyburn,  
DL8 4UH

**The Tribunal members were**

Mr I Jefferson TD FRICS  
Mrs A Usher

**Landlord**

Mr A Thornton-Berry

**Address**

Swinithwaite Hall, Swinithwaite, Leyburn, DL8 4UH

**Tenant**

Ms AV Morgan

**1. The rent is:** £1,200.00 **Per** Calendar Month **(excluding water rates and council tax but including any amounts in paras 3)**

**2. The date the decision takes effect is:** 1 December 2022

**3. The amount included for services is** not applicable

**4. Date assured tenancy commenced** 1 November 2019

**5. Length of the term or rental period** Monthly

**6. Allocation of liability for repairs** Standard

**7. Furniture provided by landlord or superior landlord**

No furniture

**8. Description of premises**

4 bedroom detached stone house, mostly first built 1651, Grade II Listed 3 reception, Kitchen/Breakfast room, Utility. Double Garage. Gardens to three sides.  
The Landlord currently charges £100 per annum in addition to the rent in respect of a private water supply, however the Tenant is wholly responsible for sewerage charges.

**Chairman**

Mr I Jefferson

**Date of Decision**

30 January 2023