

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

Housing Act 1988 Section 14

### Address of Premises

77 Raglan Road  
Burnley  
Lancashire, BB11 4LB

### The Tribunal members were

J R Rimmer  
J Faulkner

### Landlord

Charminster Estates

### Address

120-122 High Northgate, Darlington, Co Durham, DL1 1NE

### Tenant

Mr M Wiggins

1. The rent is:£

375.00

Per

Calendar  
Month

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

2. The date the decision takes effect is:

23 October 2022

3. The amount included for services is not  
applicable

N/A

Per

N/A

4. Service charges are variable and are not included

5. Date assured tenancy commenced

23 May 2019

6. Length of the term or rental period

monthly

7. Allocation of liability for repairs

As per Landlord and Tenant Act 1985

8. Furniture provided by landlord or superior landlord

### 9. Description of premises

2 bedroom terraced property of stone under a slate roof. In reasonable condition in an area of similar properties. No internal inspection allowed and Tribunal relied on uncontradicted evidence submitted by tenant as to elements of disrepair.

Chairman

Mr John  
Rimmer BA,  
LL.M

Date of Decision

28 February  
2023