

## 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 62 Meriden Court, Chelsea Manor  
Street, SW3 3TT

### The Tribunal members were

Mr N Martindale FRICS

### Landlord

Wellgarth Homes Ltd

### Address

Suite 307, 72 Hammersmith Road, London, W14 8TH

### Tenant

Charles William Hockley

1. The rent is: £

1620.00

Per

Calendar  
Month

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

2. The date the decision takes effect is:

3 April 2023

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

Per

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

5. Date assured tenancy commenced

3 March 2016

6. Length of the term or rental period

Calendar monthly periodic

7. Allocation of liability for repairs

Per tenancy

8. Furniture provided by landlord or superior landlord

White goods to kitchen. Bed, table, 2 chairs, small sofa, standard lamp.  
Tenant replaced carpet 2020.

9. Description of premises

Purpose Built in low rise 1930's block. Studio flat on top (fourth floor) living room/ kitchen/ bedspace, separate bathroom/WC, Accommodation in Mansard Roof dormer windows. Crittal steel windows, secondary glazing within. Brick faced main external walls. Block appeared in good condition. Landlord provides heating. Google Streetview @ July 2022.

**The Landlord may charge a rent (including heating) up to but, not in excess of the figure shown above at 1.**

**Chairman**

**N Martindale**

**Date of Decision**

**1 August 2023**