

Notice of the Tribunal Decision

Rent Act 1977 Schedule 11

Address of Premises

8 Cobble Bank,
Blackley,
Manchester,
M9 5FA

The Tribunal members were

Ms Jaqueline White
Mr Simon Wanderer

Landlord

The Guinness Partnership

Tenant

Mr & Mrs J Melody

1. The fair rent is

£177.47

Per

Calendar
Month

**(excluding water rates and council tax
but including any amounts in paras
3&4)**

2. The effective date is

15 August 2022

3. The amount for services is

£9.97

Per

Calendar Month

4. The amount for fuel charges (excluding heating and lighting of common parts) not counting for rent allowance is

Not Applicable

Per

5. The rent is to be registered as variable.

6. The capping provisions of the Rent Acts (Maximum Fair Rent) Order 1999 do not apply because 1st registration.

7. Details (other than rent) where different from Rent Register entry.

3 Bedroom Semi. Tenant improvements. External inspection only. 50% ownership. 20% adjusted due to repairing obligations.
First registration due to purchase as shared ownership in December 2020.

Chairman

Ms Jaqueline White

Date of decision

15 August 2022