

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

Housing Act 1988 Section 14

Address of Premises14 Henrietta Street
Leigh
WN7 1LH**The Tribunal members were**Mr John Rimmer BA, LL.M
Mr J Gallagher**Landlord**

Sterling Properties

Address

Sterling House, Waterfold Business Park, Bury, BL9 7BR

Tenant

Ms Sandra Jolley

1. The rent is: £

120.00

Per

Week

**(excluding water rates and council
tax but including any amounts in
paras 3)****2. The date the decision takes effect is:**

18 September 2023

3. The amount included for services isNot
applicable**Per****4. Length of the term or rental period**

Weekly

5. Allocation of liability for repairs

As per landlord and Tenant Act 1985

6. Furniture provided by landlord or superior landlord

Nil

7. Description of premises

A pavement fronted, flush faced house constructed of rendered brick under a slate roof. It comprises living room, kitchen, 2 bedrooms and bathroom/wc. With stairs and landing. There is a small rear yard with a large tree. The rendering is cracked to the front and more so to the rear. Double glazing and gas central heating are provided, together with an additional electric fire. It is in fair decorative repair although bathroom and kitchen are dated, Kitchen units are worn. There is moderate rising damp in places.

Chairman**Mr John
Rimmer****Date of Decision****13 December
2023**