

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

Housing Act 1988 Section 14

Address of Premises

55 Preston Road
Standish
Wigan
WN6 0JH

The Tribunal members were

Mr John Rimmer BA, LL.M
Mr J Gallagher

Landlord

Stephen Price

Address

3 Southlands Drive, Moortown, Leeds, LS17 5NZ

Tenant

Ms J Phillips

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

2. The date the decision takes effect is:

3. The amount included for services is/ Per

4. Date assured tenancy commenced

5. Length of the term or rental period

6. Allocation of liability for repairs

7. Furniture provided by landlord or superior landlord

8. Description of premises

An end of terrace, flush fronted house of brick under a slate roof with the gable wall rendered. There is a single storey, flat roofed kitchen extension to the rear. Upvc double glazing and gas central heating are installed. Internally the ground floor has been opened into a through room. There are two bedrooms and a bathroom/wc upstairs. The shower sealing is poor. The kitchen is relatively modern. Recent work has been carried out to remedy historical disrepair, although the rendered gable appears to be porous, as evidenced by internal damp in the wall. The property is situated close to the commercial centre of Standish and its amenities.

Chairman

Mr John Rimmer

Date of Decision

13 December 2023