

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

Housing Act 1988 Section 14

Address of Premises

43 Benedictine Way, Sunderland, SR5 5DP

The Tribunal members were

Mr I Jefferson
Mrs A Usher

Landlord

Karbon Homes Limited

Address

Number Five, Gosforth Park Avenue, Gosforth Business Park,
Newcastle upon Tyne, NE12 8EG

Tenant

Mr P Henderson

1. The rent is: £863.50 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 April 2024

3. The amount included for services is: £13.50 Per Calendar Month

4. Service charges are variable

5. Date assured tenancy commenced 23 April 2024

6. Length of the term or rental period Monthly

7. Allocation of liability for repairs Standard – Landlord and Tenant Act 1941 S11

8. Furniture provided by landlord or superior landlord

None

9. Description of premises

3 Bedroom Detached House, double glazed, gas radiator central heating, car space. The rent shown is the Tribunal's decision of 100% rental value. The Landlord states that under Rent to Buy the rent charged should be 80% of rental value, thus the rent to be charged is £690.80pcm. The Service Charge has been reduced by the amount the Landlord charges in relation to the cost of hob, oven, and extractor fan, to £13.50 pcm i.e. communal area maintenance, SUDS, and 15% admin charges.

Chairman

Mr I Jefferson

Date of Decision

2 May 2024