

**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 wereMr I Jefferson
Mrs A Usher**Landlord**

Karbon Homes Limited

AddressNumber 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