

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

### Housing Act 1988 Section 14

#### Address of Premises

10 Whitburn Towers, Croftside Avenue,  
Whitburn, Sunderland, SR6 7BT

#### 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 J Robertson

**1. The rent is:** £240.00 **Per** Week **(excluding water rates and council tax but including any amounts in paras 3)**

**2. The date the decision takes effect is:** 1 April 2024

**3. The amount included for services is** Not known **Per** week

**4. Date assured tenancy commenced** 10 October 2022

**5. Length of the term or rental period** Weekly

**6. Allocation of liability for repairs** Standard – Landlord & Tenant Act 1984 Section 11

**7. Furniture provided by landlord or superior landlord**

None

#### 9. Description of premises

Sheltered Housing Scheme, originally owned by South Tyneside Housing Ventures, transferred to Karbon Homes July 2023. A modern 2 Bedroom flat in a 2 and 3 storey development of around 37 flats. The building includes communal areas, communal room, lift, and gardens. Rent inclusive of service charge. Tenancy Agreement refers to an extra heating charge, amount unknown.

**Chairman**

Mr I Jefferson

**Date of Decision**

25 June 2024