

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

Housing Act 1988 Section 14

### Address of Premises

20 The Heathers, Esh Winning, Durham, DH7 9NZ

### The Tribunal members were

Mr I Jefferson  
Mrs A Usher

<b>Landlord</b>	Karbon Homes Limited
<b>Address</b>	Number Five, Gosforth Park Avenue, Gosforth Business Park, Newcastle upon Tyne, NE12 8EG
<b>Tenant</b>	Mr & Mrs Julian

- 1. The rent is: £200.00 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: Nil
- 4. Date assured tenancy commenced: 17 July 2017
- 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

### 8. Description of premises

A modern 2 Bedroom Bungalow plus Garage on a small estate of around 30 similar Bungalows in Esh Winning, a former mining village west of Durham. Bungalow has radiator central heating, double glazing, gardens and garage.

**8A**  
This is understood to be an Affordable Shorthold Tenancy by both parties, thus the maximum rent charged should be 80% of the Rate of £200.00 at 1 above, i.e. a figure of £160.00 per week.

Chairman Mr I Jefferson

Date of Decision 25 June 2024