

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

Housing Act 1988 Section 14

**Address of Premises**

Flat 5, Block J,  
Peabody Estate,  
Clerkenwell Close  
London EC1R 0LX

**The Tribunal members were**

Mr N Martindale FRICS

**Landlord**

Peabody Housing Association

**Address**

**Tenant**

Mark Adegbenro

1. The rent is:£ 1200 Per pcm

2. The date the decision takes effect is: 30 January 2024

\*3. The amount included for services is negligible nil Per Calendar month

\*4. Service charges are variable and are not included n/a

5. Date assured tenancy commenced 30 January 2019

6. Length of the term or rental period Calendar monthly periodic

7. Allocation of liability for repairs Per tenancy

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

**9. Description of premises**

Purpose Built Flat c.1890 5 level block, brick fair faced walls, slate double pitched hipped roof. On road parking restrictions. Living room kitchen, 1 bedroom, bathroom/WC. Assumed no block lift, basic kitchen, basic bathroom, no carpets and curtains, no central heating, no double glazing. **The Landlord is not obliged but may charge a rent up to but, not in excess of the figure shown at box 1.**

Chairman

N Martindale

Date of Decision

23 July 2024  
(set aside)  
31 July 2024  
(re-issued)