

## 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 2, 2 Caxton Place, Roden Street, Ilford, Essex, IG1 2BX

**The Tribunal members were**

R Waterhouse FRICS  
C Piarroux JP

**Landlord**

HCGB Services Ltd

**Address**

19 London House, High Street, Milton Keynes, MK11 1SY

**Tenant**

Mr Richard Phillips

**1. The rent is:£**

1220

**Per**

month

**(excluding water rates and council tax but including any amounts in paras 3)**

**2. The date the decision takes effect is:**

27 June 2024

**\*3. The amount included for services is/is negligible/not applicable**

n/a

**Per**

n/a

**\*4. Service charges are variable and are not included**

**5. Date assured tenancy commenced**

28 June 2022

**6. Length of the term or rental period**

12 months

**7. Allocation of liability for repairs**

landlord

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

Bed, two person sofa, small desk, two desk chairs

**9. Description of premises**

One studio room with bathroom and kitchenette

**Chairman**

**R Waterhouse  
FRICS**

**Date of Decision**

**4 November  
2024**