

## 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 1, Phillimore Court  
2 Phillimore Road  
Southampton  
Hampshire  
SO16 2NR

### The Tribunal members were

Mr J G G Wilson MRICS FCI Arb  
Mr J Reichel MRICS  
Judge Gethin

### Landlord

Places for People Homes Limited

### Address

c/o Touchstone Corporate Property Services Limited, 2  
Crescent Office Park, Clarks Way, Bath, BA2 2AF

### Tenant

Mr M Wardrop

### 1. The rent is:

£850.00

Per

Calendar  
Month

(To exclude Water Rates and  
Council Tax but to include any  
amounts in paragraphs 3 and 4)

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

1 January 2025

### 3. The amount included for services is not applicable

n/a

Per

n/a

### 4. Date assured tenancy commenced

16 October 2019

### 5. Length of the term or rental period

Monthly

### 6. Allocation of liability for repairs

The landlord. The tenant is required  
to keep the inside of the premises  
and all fixtures and fittings in good  
and clean condition (reasonable wear  
and tear excepted).

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

None

### 8. Description of premises

Phillimore Court is purpose-built block of flats over ground and two upper floors. It is of traditional brick construction with a pitched tiled roof. Flat 1 is on the ground floor with accommodation as follows, entrance lobby off common parts, reception room/kitchen, bedroom and bathroom/WC. Outside - private garden accessed from the reception room.

Chairman

Mr J G G Wilson  
MRICS FCI Arb

Date of Decision

10 March 2025