

**Notice of the Tribunal Decision and  
Register of Rents under Assured Periodic Tenancies  
(Section 14 Determination)****Housing Act 1988 Section 14****Address of Premises**

30 Station Road, Walker,  
Newcastle upon Tyne NE6 3UQ

**The Tribunal members were**

I Jefferson  
K Usher

**Landlord**

Nicola Tucker

**Address**

53 William Wailes Walk, Low Fell, Gateshead NE9 5EW

**Tenant**

John Tucker

1. The rent is: £920.00 Per Calendar month **(excluding water rates and council tax but including any amounts in paras 3)**

2. The date the decision takes effect is: 1 January 2025

3. The amount included for services is: Not applicable

4. Date assured tenancy commenced 1 January 2019

5. Length of the term or rental period Monthly

6. Allocation of liability for repairs Per Section 11 Landlord & Tenant Act 1985

7. Furniture provided by landlord or superior landlord

None.

**8. Description of premises**

Modern semi-detached house built around 5-10 years ago, accommodation comprises Living Room, Kitchen, WC, and to the First Floor 3 Bedrooms, and Bathroom. Gardens front and rear. Gas fired radiator central heating and double-glazing.

The rent valuation has been reduced to reflect the value of Tenants improvements i.e. floor coverings throughout, ceiling lights, living room electric fire, garden landscaping, and also disrepair i.e. oven, extractor, and ill-fitting door from kitchen into rear garden.

**Chairman**

I Jefferson

**Date of Decision**

31 March 2025