

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

Housing Act 1988 Section 14

Address of Premises

47 Lombard Crescent, Darfield,
Barnsley, S73 9PX

The Tribunal members were

Mr Christopher Tonge LL B BA
Mrs Sally Kendall BSc MRICS

Landlord

Arvid Alf Espaas C/O Wilby's Chartered Surveyors

Address

6A Eastgate, Barnsley, S70 2EP

Tenant

Ms Margaret Varley

1. The rent is: £

680.00

Per

Calendar Month

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

2. The date the decision takes effect is:

28 July 2023

3. The amount included for services is not applicable

0.00

Per

4. Date assured tenancy commenced

28 January 2014

5. Length of the term or rental period

6 Months

6. Allocation of liability for repairs

Landlord

7. Furniture provided by landlord or superior landlord

NA

8. Description of premises

Bungalow with living room, kitchen, shower room with toilet, two bedrooms and a concrete sectional garage. The carpet in the single bedroom is threadbare, the garage door and garage rainwater drainage needs attention and the burglar alarm is not functional. Deductions of £45 per calendar month are made from the rent to reflect these issues.

Chairman

Mr Christopher Tonge LL B BA

Date of Decision

8 November 2023