

## 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