

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

Housing Act 1988 Section 14

Address of Premises

1F Bank Street, Rawtenstall, Rossendale,
BB4 6QS

The Tribunal members were

Mr S Wanderer
Mr J Gallagher

Landlord

Howard Willcox

Address

Heathfield, Helmshore Road, Haslingden, BB4 4BW

Tenant

Mary Loftus

1. The rent is: £775 **Per** month **(excluding water rates and council tax but including any amounts in paras 3 & 4)**

2. The date the decision takes effect is: 16 March 2023

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

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

5. Date periodic/statutory periodic assured tenancy commenced

16 March 2022

6. Rental period

Monthly

7. Allocation of liability for repairs

As per tenancy agreement

8. Furniture provided by landlord or superior landlord

Carpets and floor coverings, cooker, fridge/freezer.

9. Description of premises

First Floor flat: open plan living room/kitchen, hallway, utility, bathroom, main bedroom, second bedroom-sized room but without window.

Double glazing, gas central heating.

Chairman

S Wanderer

Date of Decision

25 May 2023