

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

Housing Act 1988 Section 14

### Address of Premises

203 West One Tower, 7 Cavendish Street, Sheffield, S3 7SH

### The Tribunal members were

Judge C. P. Tonge, LLB BA  
Mrs S. A. Kendall, BSc, MRICS

### Landlord

Sheffield City Living

### Address

13 Westfield Terrace, Sheffield, S1 4GH

### Tenant

Mr Yu Xia & Ms Elizabeth Dann

#### 1. The rent is: £

1000.00

Per

Calendar Month

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

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

15 August 2023

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

0.00

Per

#### 4. Date assured tenancy commenced

15 August 2022

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

12 Months

#### 6. Allocation of liability for repairs

Tenant: mechanical and electrical items, damage through tenant's neglect and broken/stolen fixtures and fittings.  
Landlord the remainder.

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

Floor coverings, light fittings, curtains, a long list of furniture and white goods.

#### 8. Description of premises

A second floor flat in a purpose built block of flats in Sheffield City Centre. The ground floor has an entrance to the flats but is otherwise occupied by various commercial lets including the Revolution bar and a sushi bar (the latter being underneath the property). Common terraced garden area. Underground car park which the tenants do not have permission to use. This is an area in which is frequented by heavy usage to the Revolution bar and other public houses and bars in the close vicinity. The Tribunal notes that the landlord was prepared to accept a rent of £1,000 per month if the tenants' agreed to a new let of 12 months duration. The Tribunal sets a rent of £1,000, having already deducted £50 in relation to landlord's neglect being; loose flooring in kitchen, damaged floor tile in en-suite shower room, kitchen work tops in poor condition, drafty windows and ingress of rain water at balcony doors.

**Chairman**

**Mr Christopher  
Tonge LL B BA**

**Date of Decision**

**12 January 2024**