

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

Housing Act 1988 Section 14

Address of Premises

16 Bubwith Road, Sheffield, S9 1DB

The Tribunal members were

Mr Christopher Tonge LL B BA
Mrs Sally Kendall BSc MRICS

Landlord

Places for People Homes

Address

PO Box 2070, Preston, Lancashire, PR5 9BY

Tenant

Mr Michael Carthy

1. The rent is:£

100.00

Per

Week

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

2. The date the decision takes effect is:

01 April 2024

3. The amount included for services is

£4.99

Per

Week

4. Date assured tenancy commenced

1 July 1990

5. Length of the term or rental period

Not Specified

6. Allocation of liability for repairs

Landlord

7. Furniture provided by landlord or superior landlord

Nil.

Open market rent £185 per week including services. Deductions of £85 per week.

Legal Officer E Dudley warned the Parties on 3 April 2024 that the case may be struck out for lack of jurisdiction due to the lease containing a rent review clause (section 13(1)(b)). The Tribunal only had 3 pages of a lease of over 20 pages in length, but determined that the rent review clause would not be binding on the Parties because it is silent on the issue of service charges and due to the passage of 34 years since it was created the Assured Tenancy will by now have become Statutory Periodic Tenancy.

8. Description of premises

First floor flat in purpose built block, in small grounds, with paved areas, walls grass and small garden areas. The walls wooden garden edges, fences and gate need attention.

Chairman

**Mr Christopher
Tonge LL B BA**

Date of Decision

11 June 2024