

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

Housing Act 1988 Section 14

### Address of Premises

1 Devonshire Street  
Lockwood,  
Huddersfield  
HD1 3TR

### The Tribunal members were

Mr Phillip Arthur Barber  
Mrs Sally Kendall BSc MRICS

### Landlord

Mr Rana Akram

### Address

Platinum Sales & Lettings, 82 Blacker Road, Birkby,  
Huddersfield, HD1 5HN

### Tenant

Mr Peter Ablett

1. The rent is:£

410.00

Per

Calendar  
Month

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

2. The date the decision takes effect is:

30 April 2024

3. The amount included for services is not  
applicable

0.00

Per

4. Date assured tenancy commenced

29 December 2020 (Most recent  
tenancy)

5. Length of the term or rental period

Calendar Monthly

6. Allocation of liability for repairs

Landlord as per section 11 LTA 1985

7. Furniture provided by landlord or superior landlord

Table and chairs

### 8. Description of premises

The property is a 1-bedroom back-to-back property with evidence of damp, mould growth and defective flooring in places. There is one living space downstairs in which cooking, dining and relaxing is to take place and a bedroom and bathroom upstairs. The kitchen and bathroom are dated and in need of refurbishment.

Chairman

Mr Phillip Arthur  
Barber

Date of Decision

07 June 2024