

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

Housing Act 1988 Section 14

Address of Premises

56 Centurion Court
83 Camp Road
St Albans Herts
AL1 5JN

The Tribunal members were

Mr Neil Martindale FRICS

Landlord

Hightown Housing Association

Address

Tenant

Martina Joyce

1. The rent is: £

1500

Per

Calendar
month

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

2. The date the decision takes effect is:

1 April 2025

*3. The amount included for service is negligible

nil

Per

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

5. Date assured tenancy commenced

5 August 2017

6. Length of the term or rental period

periodic calendar monthly

7. Allocation of liability for repairs

per tenancy

8. Furniture provided by landlord or superior landlord

Landlord's white goods, carpets curtains included.
No furniture

9. Description of premises

2000's second floor flat in low rise 3 level block external front elevation good condition. Brick and part render walls, flat roof.. Communal gardens and off road parking. Landlord's full DG windows. Accom: 2 bedrooms: 1 bathroom. Living kitchen. Electric storage heating. Tenant has experienced problems with defective lifts in 2023. In addition to the rent the landlord makes a separate charge for water at £21.83 pcm. There is no service charge.

Chairman

Neil Martindale
FRICS

Date of Decision

27 May 2025