

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

Housing Act 1988 Section 14

### Address of Premises

9 The Bridge, Ashbury Brook, 8  
Ibbotsons Lane, Liverpool L17 1AL

### The Tribunal members were

Colin Green, Amin Hossain MRICS

### Landlord

Castle Estates (Liverpool) t/a Ashbury Residential

### Address

Rose Lane, Liverpool L18 5EA

### Tenant

David Rawcliffe

### 1. The rent is:£

2,100.00

### Per

calendar  
month

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

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

1 November 2024

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

Per

### 4. Date assured tenancy commenced

26 March 2019

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

26.03.19 to 25.09.19 followed by  
statutory monthly tenancy from  
26.09.19

### 6. Allocation of liability for repairs

As per tenancy agreement of  
26.03.19 and s. 11 of the Landlord  
and Tenant Act 1985

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

None

### 8. Description of premises

Three-bedroom, two-bathroom, second-floor apartment within the Ashbury Brook development on Ibbotsons Lane, Mossley Hill, Liverpool, with open-plan kitchen, dining and lounge area, balcony, garage space and storage area.

Chairman

Colin Green

Date of Decision

22 May 2025