

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

Housing Act 1988 Section 14

Address of Premises

30 Montgomery Grove
Burnley
BB12 6DR

The Tribunal members were

J R Rimmer
J Faulkner

Landlord

Calico Homes Limited

Address

Centenary Court, Croft Street, Burnley, BB11 2ED

Tenant

Alexander Hay

1. The rent is:£

105.00

Per

Week

(excluding water rates and council
tax but including any amounts in
paras 3 & 4)

2. The date the decision takes effect is:

02 October 2023

3. The amount included for services is

£2.06

Per

week

4. Date assured tenancy commenced

15 April 2020

5. Rental period

Monthly

6. Allocation of liability for repairs

As per landlord and tenant act 1985

7. Furniture provided by landlord or superior landlord

Nil

8. Description of premises

The property is a two storey semi detached house built in the 1950s. Ground floor accommodation comprises whole living room and kitchen with a WC on a half landing. On the first floor there are two double bedrooms, one single bedroom and a bathroom/WC. There is an extensive rear garden and a smaller one to the front. It is understood that at the start of the tenancy the property was of a poor standard and requiring upgrading. The tenant's works included replastering the living room, kitchen and back bedroom, replacing the internal doors, tiling the kitchen floor and replacing part of the fence to the rear garden.

Chairman

J R Rimmer

Date of Decision

7 February 2024