

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

Housing Act 1988 Section 14

### Address of Premises

6 Belvedere Fold  
Waterfoot  
Rossendale  
BB4 9UA

### The Tribunal members were

J R Rimmer  
J Faulkner

### Landlord

Sterling Properties

### Address

Sterling House, Waterfold Business Park, Bury, BL9 7BR

### Tenant

Georgina Thomson & Anthony Bailey

1. The rent is: £

750.00

Per

Calendar  
Month

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

2. The date the decision takes effect is:

03 November 2023

3. The amount included for services is not  
applicable

Not  
Applicable

Per

Not  
Applicable

4. Date assured tenancy commenced

3 February 2017

5. Length of the term or rental period

Monthly

6. Allocation of liability for repairs

As per Landlord & Tenant Sct 1985

7. Furniture provided by landlord or superior landlord

Nil

8. Description of premises

A stone built, detached house approximately 20 years old. Ground floor accommodation comprises hall and L-shaped lounge / dining area / kitchen. On the first floor there are two small double bedrooms, a box room and bathroom / w.c. The tenancy includes white goods and floor coverings. The subject property forms part of a development of identical houses and has the following deficiencies:

1. It is built on a steeply sloping hillside with retaining walls to front and rear and access to the front is from a communal walkway accessed by 15 steps.
2. The rear garden has a small patio area but the remaining area is unusable due to the steep slope.
3. The first floor box room has a reduced floor area caused by the head of the stairs which results in it not being big enough to accommodate a single bed at floor level.
4. There is water penetration through the front door.
5. There is limited on-street car-parking

**Chairman**

**J R Rimmer**

**Date of Decision**

**12 February  
2024**