

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

Housing Act 1988 Section 14

### Address of Premises

14 Mallard Close  
Ramsey Cambs  
PE26 2AE

### The Tribunal members were

Mr Neil Martindale FRICS

### Landlord

Accent Housing Ltd

### Address

### Tenant

Mark Watts

1. The rent is: £

140

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

27 October 2023

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

### 9. Description of premises

2020 ground floor flat in low rise block.. Communal grounds. Accom: Bedroom: bathroom. kitchen. Tenant has experienced problems with the quality of services to common areas affecting his enjoyment of the Property.. A fixed service charge for maintenance of communal areas is within the new rent and fixed at £13.07 pw.. The Property does not yet appear on Google Streetview being only recently completed and/or is built on a private road.

Chairman

Neil Martindale  
FRICS

Date of Decision

27 May 2025