

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

Housing Act 1988 Section 14

### Address of Premises

22 Hurst Court, Tenlands Drive,  
Prescot L34 1BL

### The Tribunal members were

Colin Green, Amin Hossain MRICS

### Landlord

The PRS REIT Investments PLC

### Address

C/O Ascend Properties, Stafford Court, 145 Washway Road,  
Sale M33 7PE

### Tenant

Joseph Harvey & Shauna Kokes

1. The rent is:£

975.00

Per

calendar  
month

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

2. The date the decision takes effect is:

17 May 2025

\*3. The amount included for services is not  
applicable

Per

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

5. Date assured tenancy commenced

17.04.23

6. Length of the term or rental period

17.04.23 to 16.04.24

7. Allocation of liability for repairs

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

8. Furniture provided by landlord or superior landlord

None

### 9. Description of premises

2 bed first floor purpose built flat on the first floor within a development of 25 flats. UPVC double glazed windows and heated by wall mounted electric panel heaters. comprising hall, kitchen/diner b/wc 2 bedrooms (main bedroom en suite), parking space and bin area

Chairman

Colin Green

Date of Decision

04.06.25