

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

Housing Act 1988 Section 14

Address of Premises

150 Birch Lane, Bradford BD5 8PF

The Tribunal members were

Mr PA Barber (Judge)
Ms J Gittus (Valuer)

Landlord

Mr Faisal Sheikh

Address

2 Clifford Close, Bradford BD2 1BW

Tenant

Mr Ishmael Ali Adam

1. The rent is:£

600

Per

Cal. month

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

2. The date the decision takes effect is:

10 November 2024

3. The amount included for services is

N/A

Per

4. Date assured tenancy commenced

10 April 2019

5. Length of the term or rental period

Cal. Month

6. Allocation of liability for repairs

As per Landlord as per section 11
LTA 1985

7. Furniture provided by landlord or superior landlord

None

8. Description of premises

The property is a 4-bedroom end terrace with steep steps to the front door and an ill-fitting entrance door which opens outwards. The basement was damp (non-tanked with a flagged floor) without a proper fitting door. The property is subject to extensive water ingress and associated penetrating dampness and in its current condition would be relatively unlettable. The property has very steep stairs to both the first and second floor which would limit the available market for tenants and is currently the subject of various regulatory notices by the Local Authority as to its condition. The Tribunal declined to increase the initial contractually agreed rent.

Chairman

P. Barber

Date of Decision

07 February
2025