

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

Housing Act 1988 Section 14

Address of Premises

29 Lower Court Road
Epsom
Surrey
KT19 8SW

The Tribunal members were:

Mr J G G Wilson MRICS
Mr N I Robinson FRICS
Judge Arrow

Landlord

Mr Roger Williams

Address

5 Oakwood Close, South Nuffield, Redhill, Surrey, RH1 5RX

Tenants

Mr Lee Daniel Richards & Ms Karin Monica Valtersson

1. The rent is:

£1675.00

Per

Calendar
Month

(To exclude Water Rates and
Council Tax but to include any
amounts in paragraphs 3 and 4)

2. The date the decision takes effect is:

8 May 2025

3. The amount included for services is not applicable

n/a

Per

n/a

4. Date assured tenancy commenced

8 August 2020

5. Length of the term or rental period

Monthly

6. Allocation of liability for repairs

Section 11 of the Landlord and
Tenant Act 1985 applies.

7. Furniture provided by landlord or superior landlord

None.

8. Description of premises

A semi-detached house of traditional brick construction with pitched tiled roof. The accommodation comprises and is arranged as follows: ground floor – two reception rooms, one kitchen and one bathroom/WC, first floor – three bedrooms. Outside: small front garden with off-street parking and a rear garden (yard).

Chairman

Mr J G G Wilson
MRICS

Date of Decision

19 May 2025