

Notice of the Tribunal Decision

Rent Act 1977 Schedule 11

Address of Premises

130 Bilbrough Gardens, Benwell,
Newcastle upon Tyne NE4 8YA

The Tribunal members were

I Jefferson
K Usher

Landlord

Mr David Gibbin

Tenant

Mr Edward McBride

1. The fair rent is £132.50 Per week (excluding water rates and council tax but including any amounts in paras 3&4)

2. The effective date is 18.8.2025

3. The amount for services is Not Applicable

4. The amount for fuel charges (excluding heating and lighting of common parts) not counting for rent allowance is Not Applicable

5. The capping provisions of the Rent Acts (Maximum Fair Rent) Order 1999 do not apply because 15% exemption.

6. Details (other than rent) where different from Rent Register entry

None

Chairman

I Jefferson

Date of decision

18.8.2025