

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

Housing Act 1988 Section 14

Address of Premises

Flat 4
71 Beaumont Road
Plymouth
Devon
PL4 9BW

The Tribunal members were:

Mr J G G Wilson MRICS
Mr P E Smith FRICS

Landlord

Mr Craig Downham

Address

174 Mannamead Road, Plymouth, Devon, PL3 5QW

Tenant

Ms Katherine Couch

1. The rent is:

£915.00

Per

Calendar
Month

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

2. The date the decision takes effect is:

21 June 2025

3. The amount included for services is not applicable

n/a

Per

n/a

4. Service charges are variable and are applicable

5. Date assured tenancy commenced

21 January 2023

6. Length of the term or rental period

Monthly

7. Allocation of liability for repairs

Section 11, Landlord and Tenant Act 1985 applies. The tenant is required to keep the inside of the property including its contents, fixtures and fittings in the same condition, cleanliness, repair and decoration as at the start of the tenancy (except fair wear and tear).

8. Furniture provided by landlord or superior landlord

A 'shared' washer/dryer.

9. Description of premises

A late Victorian two-storey terraced house of traditional brick construction with pitched tiled roof now converted into four flats. Flat 4 is on the first floor, with accommodation comprising: entrance hall/utility area, reception room with open plan kitchen and bedroom with shower room/WC en suite.

Chairman

Mr J G G Wilson
MRICS

Date of Decision

11 August 2025