

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 1, Overcliffe Lodge
2 Bracken Road
Bournemouth
Dorset BH6 3TB

The Tribunal members were:

Mr J G G Wilson MRICS
Mr B W H Bourne MRICS

Landlord

Ms Anna Farthing

Address

3 Rose Terrace, Gordon Road, Clifton, Bristol, BS8 1AW

Tenant

Ms Gina Lourens

1. The rent is:

£930.00

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:

1 July 2025

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

n/a

Per

n/a

**4. Date assured tenancy
commenced**

1 September 2006

**5. Length of the term or rental
period**

Monthly

**6. Allocation of liability for
repairs**

Section 11, Landlord and Tenant Act 1985 applies.
The tenant is required to yield up the property in the
same clean state and condition as it was in the
beginning of the tenancy (reasonable wear and
damage by fire excepted).

7. Furniture provided by landlord or superior landlord

Yes, which includes: one sofa, two beds, three chests of drawers, two wardrobes and kitchen stools/chairs.

8. Description of premises

Overcliffe Lodge is a circa 1930's detached house on ground and two upper floors on a corner plot, which has been extended and converted into seven flats. Flat 1 is on the ground floor within that part of the building which fronts on to Bracken Road. The accommodation comprises: entrance lobby, reception room with open plan kitchen, two bedrooms and two bathrooms/WCs (one en suite). Outside there is one off-street, car-parking space and at the rear there is a secondary access to the flat via the communal passage off Southern Road.

Chairman

**Mr J G G Wilson
MRICS**

Date of Decision

27 August 2025