

# Notice of the Tribunal Decision and Register of Rents under Assured Periodic Tenancies (Section 14 Determination or Section 22 Determination)

Housing Act 1988 Section 14

**Address of Premises**Flat 4 39 Boston Avenue  
Southend on Sea SS2 6JH**The Tribunal members were**

Mrs E Flint FRICS

**Landlord**

Regis Group (UBK) Limited

**Address**16-18 Warrior Square  
Southend  
SS1 2WS**Tenant**

Donna Fallowes

1. The rent is:£

400

Per

month

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

2. The date the decision takes effect is:

5 September 2025

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

Per

~~\*4. Service charges are variable and are not included~~

5. Date assured tenancy commenced

5 July 2025

6. Length of the term or rental period

monthly

7. Allocation of liability for repairs

As per agreement

8. Furniture provided by landlord or superior landlord

None

**9. Description of premises**Ground floor flat in converted house comprising two rooms, kitchen and bathroom/wc. Some  
disrepair.**Chairman****E Flint****Date of Decision****5 November  
2025**