

## 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 7, Pritchard Court  
Shakespeare Road  
Gillingham  
Kent  
ME7 5QW

### The Tribunal members were

Mr I Perry FRICS  
Mr J Reichel MRICS  
Judge Skinner

### Landlord

Shellen Homes Ltd

### Address

c/o Haus Estate Agents, 26 London Road, Gillingham, Kent, ME8 6YX

### Tenant

Mr Antony Richards

### 1. The rent is:

£ 825.00

Per

Calendar Month

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

### 2. The date the decision takes effect is:

27 July 2025

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

n/a

Per

n/a

### \*4. Service charges are not included

### 5. Date assured tenancy commenced

27 June 2024

### 6. Length of the term or rental period

Monthly

### 7. Allocation of liability for repairs

Landlord

### 8. Furniture provided by landlord or superior landlord

None

### 9. Description of premises

First floor Studio.

Chairman

Mr I Perry BSc  
FRICS

Date of Decision

22 September  
2025