

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

Housing Act 1988 Section 14

**Address of Premises**

19 St. Davids Close  
Stevenage  
Herts SG1 4UZ

**The Tribunal members were**

Mr Neil Martindale FRICS

**Landlord**

Dr Karim Alibhai & Mrs Nousheen Alibhai

**Address**

**Tenant**

Benson Amukpo

1. The rent is:£

1700

Per

Calendar month

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

2. The date the decision takes effect is:

30 October 2025

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

Nil

Per

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

5. Date assured tenancy commenced

30 July 2011

6. Length of the term or rental period

periodic calendar monthly

7. Allocation of liability for repairs

per tenancy

8. Furniture provided by landlord or superior landlord

None

**9. Description of premises**

Late 1990's detached on compact street and estate of similar houses. Google Streetview May 2009.. Single lap concrete double pitched main roof and front GF monopitch, fair faced brick wall appears fair condition, double glazing, central heating, carpets. Accom. on 2 levels: FF - 4 bedrooms (1 v. small), 2 bathrooms/wcs, GF - Living room, kitchen. WC. Dated but functional fittings. Minor persistent issues with shower and bath, damage to door glass, wear to stair carpets spindles. Cause disputed. L. has history of slow repairs..

**Chairman**

**Neil Martindale  
FRICS**

**Date of Decision**

**12 January 2026**