

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

Housing Act 1988 Section 14

Address of Premises

1, Carlton House, 153 Upper Chorlton Road, Manchester, M16 7SH

The Tribunal members were

Ms J White
Mr J Gallagher

Landlord

Agent: HCGB Services Ltd

Address

57 Triangle Building, Wolverton Park Road, Unit 3019-219, Milton Keynes, MK12 5FJ

Tenant

R.Maslin G.Williams

1. The rent is: £

1050

Per

Calendar Month

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

2. The date the decision takes effect is:

3/8/2024

3. The amount included for services is not applicable

N/A

Per

N/A

4. Date assured tenancy commenced

3/8/2009

5. Length of the term or rental period

Monthly

6. Allocation of liability for repairs

As per s11 LTA 1985

7. Furniture provided by landlord or superior landlord

Unfurnished, white goods provided

8. Description of premises

Purpose built block of flats. Semi basement flat, 1 x kitchen living room. 2 x bedrooms 1 with ensuite WC & shower. 1 x study (4sm). 1 x bathroom/WC. Small terrace. Car parking. External inspection sign of leaking guttering causing damp to front wall, broken entrance door and car park gate.

Chairman

J White

**Date of
Decision**

4/3/2025