

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

Housing Act 1988 Section 14

Address of Premises

9 Clover Street, Bacup OL13 9DE

The Tribunal members were

Judge J Stringer
Mr N Swain - Valuer

Landlord

Regal Homes NW Ltd.

Address

73 York Street Heywood OL10 4NR

Tenant

Carly Smith

1. The rent is: 790.00 Per month **(excluding water rates and council tax but including any amounts in paras 3 & 4)**

2. The date the decision takes effect is: 22/11/2025

3. The amount included for services is
not applicable

Per

22/11/2025

4. Date assured tenancy commenced

22/11/2022

5. Rental period

monthly

6. Allocation of liability for repairs

Section 11, Landlord and Tenant Act 1985

7. Furniture provided by landlord or superior landlord

Nil – unfurnished.

8. Description of premises

3-bedroom semi-detached house with garden, in need of some improvement.

Chairman

J Stringer

Date of Decision

15th April 2025