

**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

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**

15<sup>th</sup> April 2025