

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

Housing Act 1988 Section 14

Address of Premises

4 Hingham Road
Great Ellingham
Norfolk NR17 1HY

The Tribunal members were

Mr Neil Martindale FRICS

Landlord

Samphire Homes/ Flagship Housing Group

Address

Tenant

Andrew Forder

1. The rent is:£

175

Per

Per week

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

2. The date the decision takes effect is:

7 April 2025

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

nil

Per

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

5. Date assured tenancy commenced

26 May 2012

6. Length of the term or rental period

periodic weekly

7. Allocation of liability for repairs

per tenancy

8. Furniture provided by landlord or superior landlord

Landlord's white goods. Tenant's carpets curtains. No furniture

9. Description of premises

1950's semi detached house, external front elevation brick rendered, with "rooms in the roof" first floor, double pitched single lap concrete tiles in fair condition. Front and rear gardens. Tenant's garage. Landlord's full GFCH & DG windows. Accom. 2 levels: 2 double bedrooms, Shower/WC; Kitchen, Living room, Dining room. Tenant has replaced walling to main rooms, new front and rear doors. Basic kitchen and bathroom, very low EPC rating.

Chairman

**Neil Martindale
FRICS**

Date of Decision

2 June 2025