

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

Housing Act 1988 Section 14

Address of Premises

42 Stanley Avenue
Ipswich Suffolk
IP3 8HX

The Tribunal members were

Mr Neil Martindale FRICS

Landlord

Tamin Ravi

Address

Tenant

Michelle Newman

1. The rent is: £ 1000 Per Calendar month (excluding water rates and council tax but including any amounts in paras 3)

2. The date the decision takes effect is: 27 March 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 27 March 2024

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

1890's mid terraced house on street. Small rear garden, smaller front yard. Double pitched single lap concrete tiled roof with small front porch, walls – rendered brick Accom. on 2 levels via cross stairs: First floor 3 bedrooms, ground 2 rooms. Kitchen, bathroom/WC b/a. Fair to good condition. (Google Streetview September 2023). Carpets curtains, double glazing, central heating provided by landlord. No reference to white goods. Opposite large busy car wash yard and main port rail line.

Chairman

**Neil Martindale
FRICS**

Date of Decision

12 May 2025