First-tier Tribunal – Property Chamber **File Ref No.** LON/00AH/MNR/2025/0962

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

Housing Act 1988 Section 14

Address of Premises	**The Tribunal members were**
14 Percy Road, South Norwood, London, SE25 5NA	Judge N Hawkes Mr P Morris FRICS FAAV FALA

Landlord	Ms Sandra Webb
Address	105 Lammas Avenue, Mitcham, Surrey CR4 2LZ
Tenant	Ms Chifundo McPherson

1. The rent is: £ 1,250 **Per** Calendar month **(excluding water rates and council tax but including any amounts in paras 3)**

2. The date the decision takes effect is:	2 November 2025		
***3. The amount included for services is/is negligible/not applicable**	N/A	**Per**	

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

5. Date assured tenancy commenced	1 December 2022 (current tenancy)
6. Length of the term or rental period	Per calendar month
7. Allocation of liability for repairs	S11 Landlord & Tenant Act 1985

8. Furniture provided by landlord or superior landlord

None

9. Description of premises

The property is a two-bedroom late Victorian or early 20th century terrace house comprising a living room and kitchen, a WC, and a conservatory leading out onto a private garden at ground floor level. There are two bedrooms and a bathroom on the first floor.

Chairman	**Judge N Hawkes**	**Date of Decision**	**4.2.26**