

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

Housing Act 1988 Section 14

Address of Premises

Room 5
36 Beatrice Street
Swindon
Wiltshire
SN2 1BB

The Tribunal members were

Mr D Jagger MRICS
Mr N Robinson FRICS

Landlord

Mr Jason Viola

Address

47 Hesketh Crescent, Swindon, Wiltshire, SN3 1RZ

Tenant

Mr John Keohane

1. The rent is:£

425.00

Per

Calendar Month

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

2. The date the decision takes effect is:

12 December 2025

3. The amount included for services is not applicable

n/a

Per

n/a

4. Date assured tenancy commenced

12 October 2020

5. Length of the term or rental period

Statutory Periodic Tenancy

6. Allocation of liability for repairs

In accordance with agreement

7. Furniture provided by landlord or superior landlord

Wardrobe and bed

8. Description of premises

A ground floor room forming part of a mid terrace house which has been converted to an HMO comprising 4 rooms with shared kitchen and bathroom facilities.

Chairman

**Mr D Jagger
MRICS**

Date of Decision

**13 February
2026**