

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

Housing Act 1988 Section 14

**Address of Premises**

49 Colwell Gardens  
Haywards Heath  
West Sussex  
RH16 4HG

**The Tribunal members were:**

Mr J G G Wilson MRICS FCI Arb  
Mr M C Woodrow MRICS

**Landlord**

Mr Max Haylor

**Address**

36 The Ridings, Burgess Hill, West Sussex, RH15 0PL

**Tenant**

Ms Bernadette Banks

**1. The rent is:**

£775.00

Per

Calendar Month

**(To exclude Water Rates and Council Tax but to include any amounts in paragraphs 3 & 4)**

**2. The date the decision takes effect is:**

10 December 2025

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

n/a

Per

n/a

**4. Date assured tenancy commenced**

10 September 2007

**5. Length of the term or rental period**

Six Months

**6. Allocation of liability for repairs**

Section 11 of the Landlord and Tenant Act 1985 applies. The tenant is required to keep the interior of the premises in as good and tenable state of repair and decorative order as at the beginning of the term.

**7. Furniture provided by landlord or superior landlord**

None.

**8. Description of premises**

A two-storey terrace purpose-built (believed to be 1980's) block of flats with brick faced elevations under a pitched and tiled roof. The premises is a first floor flat with its own ground floor entrance and accommodation comprising: ground floor – entrance lobby with stairs up to first floor – reception room with kitchen area, one bedroom and one bathroom/WC. There is unallocated off-street parking.

**Chairman**

**Mr J G G Wilson  
MRICS FCI Arb**

**Date of Decision**

**12 January 2026**