

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

Housing Act 1988 Section 14

Address of Premises

5 Assam Close St Helens WA9 4EG

The Tribunal members were

Mr J Stringer, Tribunal Judge
Mr J Faulkner, FRICS

Landlord

The PRS REIT (SW 11) Investments LLP

Address

c/o Ascend Properties, Stafford Court, 145 Washway Road, Sale, M33 7PE

Tenants

Oliver Warren and Luna Valente

1. The rent is: £1150 Per Calendar month (excluding water rates and council tax but including any amounts in paras 3 & 4)

2. The date the decision takes effect is: 12th August 2025

*3. The amount included for services is not applicable

Per

*4. Service charges are variable and are not included

5. Date statutory periodic assured tenancy commenced

12th June 2025

6. Rental period

Calendar monthly

7. Allocation of liability for repairs

Section 11 Landlord and Tenant Act 1985

8. Furniture provided by landlord or superior landlord

N/A

9. Description of premises

2-storey mid-terrace house some 5 years old with 2 x car spaces to the front and a fenced garden to the rear. The roof is double pitched and covered with concrete tiles. External walls are cavity brick/block and windows are uPVC framed with double glazing. Accommodation comprises: Ground Floor: Hall, w.c., living room, understairs store, dining kitchen with patio doors to rear garden. First Floor: 2 double bedrooms, 1 single bedroom, bathroom / w.c., boiler cupboard.

Chairman

Mr J Stringer

Date of Decision

7th October 2025