

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

**Housing Act 1988 Section 14**

**Address of Premises**

20 Harbord Street, Warrington WA1 2JW

**The Tribunal members were**

Mr J Stringer, Tribunal Judge  
Mr J Faulkner, MRICS, Valuer Member

**Landlord**

John James Fairclough

**Address**

c/ 222 Estates, 222 Orford Lane, Orford Warrington Cheshire

**Tenant**

Florin Anghel

1. The rent is: £650 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: 28<sup>th</sup> June 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

28<sup>th</sup> September 2024

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**

The property is a ground floor flat in a purpose-built 2-storey building forming part of terrace some 40 years old. Garden to rear.

The roof is double pitched and tile covered. The external walls are of cavity brickwork. Windows are uPVC double glazed.

**Accommodation Comprises:**

Hallway, shower-room / w.c. 2 x stores, double bedroom, living room with patio doors to rear garden, kitchen.

**Chairman**

Mr J Stringer

**Date of Decision**

4<sup>th</sup> September 2025