

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

**Housing Act 1988 Section 14**

**Address of Premises**

Flat 21 Galveston Court, Runcorn WA7 1JX

**The Tribunal members were**

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

**Landlord Address**

PRS REIT (SE11) Investments LLP  
c/o Stafford Court, 145 Washway Road, Sale, Manchester M33 7PE

**Tenant**

Daniel Rennox

1. The rent is: £865 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: 15<sup>th</sup> 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 14<sup>th</sup> August 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 second floor flat in a purpose-built 4-storey block some 8 years old. The block backs on to the Manchester Ship Canal and the River Mersey in an area of similar flat developments and modern houses.  
**Accommodation Comprises:**  
Second Floor: hallway, store, double bedroom with ensuite shower-room / w.c., single bedroom, bathroom / w.c., living room / kitchen.

**Chairman** Mr J Stringer

**Date of Decision** 4<sup>th</sup> September 2025