

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

Housing Act 1988 Section 14

Address of Premises

3 Farewell Close, Rochdale, OL11 3DS

The Tribunal members were

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

Landlord

Ilham Mouhid

Address

Apartment 49, 22 Lakeside Rise, Manchester M9 8QE

Tenants

Lesley Sanderson, Martin Naughton

1. The rent is: £850.00 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: 23rd February 2026

*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

20th July 2016

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

Detached true bungalow on a good-sized plot forming part of a small development built around 30 years ago. Brick and tile construction with UPVC doors and windows. There is also a detached single garage on the plot. The property has gas central heating and comprises living room, kitchen, bathroom and two bedrooms (one double, one small double or single). This is a relatively small property with a gross external area of around 60m². The garden is mainly lawn and is surrounded by a high conifer hedge which is of considerable height and does not appear to have been well tended over the years. The soffits and fascias are in poor condition and look to be mostly beyond repair – replacement being probably the best option. Internally most of the decoration is good, but the tenants state they have taken steps to remove mould from most rooms. Some residual mould is visible in the bedrooms, bathroom and kitchen. Most of the windows are in poor order with failed seals and missing or defective closing mechanisms. The central heating boiler is old, but it is difficult to assess its effectiveness.

Chairman

Mr J Stringer

Date of Decision

23rd February 2026