First Tier Tribunal – Property Chamber **File Ref No.** MAN/00BQ/MNR/2025/1035

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

Housing Act 1988 Section 14

Address of Premises

36 Norwich St, Rochdale, OL11 1JA

The Tribunal members were

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

Landlord

The PRS REIT (SW11) Investments Ltd.
c/o Simple Life Homes, Stafford Court, 145 Washway Road, Sale M33 7PE

Tenants

Anamiqua Hoque, Samsul Hoque, Siddiqa Hoque, Rehena Begum

1. The rent is: £1350 **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: 26th January 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 26th January 2026

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

Semi-detached house on a Simple Life development of rented 2 to 3 bedroomed properties built after 2019. The property is of brick and tile construction and comprises lounge, dining/kitchen and wc on the ground floor and 3 bedrooms and a bathroom on the first floor. There is a small garden area at the front and a medium sized rear garden. There is also a driveway at the side of the house. The house has full gas central heating and double-glazed windows. No significant repair problems although there have been issues with a leak from the bathroom into the toilet on the ground floor. The tenant has not carried out any alterations or improvements.

Chairman Mr J Stringer **Date of Decision** 23rd February 2026