

**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 B, 1 Ashton Road, Denton, M34 3LF

**The Tribunal members were**

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

**Landlord**

Gateway Property Development Ltd

**Address**

c/o Cassel & Fletcher Management Ltd, 424 Bury Old Road, Prestwich M25 1PR

**Tenant**

Stuart Yates

1. The rent is: £550.00 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: 10<sup>th</sup> October 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

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**

First floor reasonably spacious flat at the rear of commercial premises on Ashton Road, built around 1900, mainly brick and slate construction. Shared access with flat 1A via a metal staircase. The flat comprises lounge, kitchen and bathroom with bath, wash basin and w.c. It appears that the bathroom could potentially be accessed via the hallway in the shared entrance, but the route is blocked off following a break-in. Internal inspection was hampered by the large quantity of debris strewn ankle-deep across all floors. It was clear however that the flat generally would require improvement to achieve its maximum rent, apart from general redecoration the bathroom and kitchen areas were in need of refurbishment. Some mould was evident but how the flat is being occupied may be a contributory factor there. This is a central location, convenient for local shops, but lacks parking space and the entrance is somewhat grim.

**Chairman**

Mr J Stringer

**Date of Decision**

23<sup>rd</sup> February 2026