

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

Housing Act 1988 Section 14

Address of Premises

First Floor Flat, 54 Spencer Road,
London, E17 4BD

The Tribunal members were

R Waterhouse FRICS
J Francis QPM

Landlord

Mr Farhan Sattar

Address

82 Cornwall Road, Wigston, LE18 4YT.

Tenant

Mr Mohamed Abdi Ibrahim

1. The rent is:£

1175.00

Per

Calendar
month

(excluding water rates and council
tax but including any amounts in
paras 3)

2. The date the decision takes effect is:

1 July 2025

*3. The amount included for services is/is
negligible/not applicable

n/a

Per

n/a

*4. Service charges are variable and are not included

5. Date assured tenancy commenced

1 October 2017

6. Length of the term or rental period

6 months

7. Allocation of liability for repairs

Landlord external structural

8. Furniture provided by landlord or superior landlord

n/a

9. Description of premises

One bedroom flat with kitchen, bathroom, separate WC and living room

Chairman

R Waterhouse
FRICS

Date of Decision

7 November
2025