

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

Housing Act 1988 Section 14

Address of Premises

65A Devonshire Street, Accrington BB5
1DW

The Tribunal members were

Mr J Stringer – Judge
Mr J Gallagher – Valuer Member

Landlord

Zoe Whalley

c/o Property Shop Ltd, 11-13 Blackburn Road, Accrington BB5 1HF

Tenant

Sam Luetchford

1. The rent is: 630.00 Per month (excluding water rates and council tax but including any amounts in paras 3 & 4)

2. The date the decision takes effect is: 29th April 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

29th July 2021

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

Stone fronted, flush-faced terraced house with stone lintels and windowsills and a slate roof. There is a small front garden and rear yard. Two reception rooms (which may include the kitchen) on the ground floor and two bedrooms and a bathroom on the first floor.

Chairman

Mr J Stringer

Date of Decision

19th June 2025