

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

Housing Act 1988 Section 14

Address of Premises

27, Blue Cedar Way,
Congleton CW12 4ZA

The Tribunal members were

Tribunal Judge C Wood
Tribunal Member J Gallagher

Landlord

Plus Dane Housing Group

Address

Worrall Street, Congleton CW12 1DT

Tenant

David J Whitehead

**1. The rent
is:**

£159.23

Per

week

**(excluding water rates and council tax
but including any amounts in paras 3 &
4)**

**2. The date the decision takes
effect is:**

1 January 2025

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

N/A

Per

**4. Date periodic/statutory
periodic assured tenancy
commenced**

2 July 2018

5. Rental period

Weekly

**6. Allocation of liability for
repairs**

As per tenancy agreement

7. Furniture provided by landlord or superior landlord

None

8. Description of premises

1-bedroom semi-detached bungalow with gardens to front and rear and parking space to side of property. Kitchen /living/dining room with access to rear garden. 1 double bedroom. Bathroom (WHB/WC/shower unit).
 Tenant has fitted new floorings (other than in kitchen and bathroom), provided window coverings and white goods.
 Tenant has landscaped the rear garden including increasing paved patio area, installation of pond and erection of a shed.

Chairman

C.Wood

**Date of
Decision**

30 January 2025

Northern Residential Property

Housing Act 1988 Valuation Sheet

Chairman:	Cate Wood	Valuer:	Jim Gallagher	Observer Katherine Falder
Signature:			JG	Signature:
Property:	27 Blue Cedar Way, Congleton. CW12 4ZA			Date: 30/1/25
Previous Rent £ 132.63 pw	Date of Commencement		Effective Date	Asking Rent £ 142.84

Open Market Rent in GOOD condition				£ 750 pcm
Voids			£	
Furnishings, flooring, whitegoods £40 Landscaping £20			£ 60	
Landlord's Neglect & Necessary Improvements			£	
			£	
Total Initial Additions				£ 60
Adjusted Market Rent				£ 690
Tenant's Improvements			£	
Other			£	
				£
Rent Period:	Per Week (690 x 12) / 52			£ 159.23 pw
Service Charge ?	No	Type:	Fixed / Variable	£

Determination

RENT REGISTERED BY THE TRIBUNAL				£ 159.23 pw
Effective from		1 January 2025		