

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

Housing Act 1988 Section 14

Address of Premises

53 Broomfield Road,
Gosforth,
Newcastle upon Tyne,
NE3 4HH

The Tribunal members were

I D Jefferson FRICS
K Usher

Landlord

Mr S Nichols

Address

47 Linden Road, Gosforth, Newcastle upon Tyne, NE3 4HA

Tenant

Mr P Smith

1. The rent is: £510.00 Per Calendar Month (excluding water rates and council tax but including any amounts in paras 3)

2. The date the decision takes effect is:

18 October 2020

3. The amount included for services is:

not applicable

4. Service charges are variable and are not included

5. Date assured tenancy commenced

18 May 2016

6. Length of the term or rental period

Monthly

7. Allocation of liability for repairs

Standard

8. Furniture provided by landlord or superior landlord

Yes. Bunk bed + 1xmattress, Carpets to 2 x Bedrooms + Living Room, 2 x wardrobes (1 in disrepair), Dining tables & 3 chairs, Double Bed, TV, 2 x Sofas, curtains, cooker, fridge, and washing machine.

9. Description of premises

Ground Floor mid-terrace Tyneside flat, built around 1900, internal accommodation comprises, 1 Reception, 2 x Bedrooms, Kitchen, Bathroom.. Central Heating and Double-glazing.

Tribunal Judge

Mr ID Jefferson

Date of Decision

16 February 2021