

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

Housing Act 1988 Section 14

**Address of Premises**

42 Parkdale Close, Birmingham, West Midlands, B24 8JU

**The Tribunal members were**

Mr Vernon Ward BSc (Hons) FRICS  
Mrs Kay Bentley

**Landlord**

Area Estates Ltd

**Address**

C/O Savills UK, Hall Court, Telford, Shropshire, TF3 4NF

**Tenant**

Ms Lorraine Smith

**1. The rent is:**

£640.00

**Per**

Calendar Month

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

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

01 March 2021

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

**Per**

**4. Date assured tenancy commenced**

1992

**5. Length of the term or rental period**

Monthly

**6. Allocation of liability for repairs**

L + T 1985

**7. Furniture provided by landlord or superior landlord**

**8. Description of premises**

Semi detached house with 3 bedrooms

**Chairman**

**Mr Vernon Ward**

**Date of Decision**

**20 April 2021**