

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

Housing Act 1988 Section 14

**Address of Premises**26 Granville Road,  
Gosforth,  
Newcastle upon Tyne,  
NE3 5LB**The Tribunal members were**Mr WL Brown  
Mr IR Harris FRICS**Landlord**

Valley Estates

**Address**c/o I Ellinson and Co, Second Floor, Durham House,  
530-534 Durham Road, Gateshead, NE9 6HU**Tenant**

Ms H F Wright

1. The rent is: £545.00 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 January 2021

3. The amount included for services is: not applicable

4. Date assured tenancy commenced 12 July 2019

5. Length of the term or rental period Calendar monthly

6. Allocation of liability for repairs Per Section 11 Landlord and Tenant Act 1985

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

Carpets, cooker

**8. Description of premises**

1st Floor 2 bedroomed flat with garden. On street parking.

Tribunal Judge

Mr WL Brown

Date of Decision

11 May 2021