



**FIRST - TIER TRIBUNAL  
PROPERTY CHAMBER  
(RESIDENTIAL PROPERTY)**

**Case Reference** : BIR/00CQ/MNR/2025/0657

**Property** : 232 Cheveral Avenue, Coventry, CV6 3EP

**Tenant** : Lawrencia Asare

**Landlord** : Anil Limbachia & Meeta Limbachia

**Landlord's agent** :

**Date of application** : 31 March 2025

**Type of Application** : Determination of a Market Rent sections 13 & 14 of the Housing Act 1988

**Tribunal Members** : Mr Mark Alexander BSc (Hons) MRICS,  
Mrs Julie Rossiter MBA MRICS,  
Mr Christopher Birds JP BSc (Hons) FRICS  
FNAEA FARLA

**Date of Decision** : **12/2/2026**

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**DECISION**

**The Tribunal determines a rent of £1,000 per calendar month with effect from 5 April 2025.**

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## **REASONS FOR THE DECISION**

### **Background**

1. On 3rd March 2025 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,000.00 per month in place of the existing rent of £750.00 to take effect from 5th April 2025.
2. On 31st March 2025, under Section 13(4)(a) of the Housing Act 1988, the Tenant referred the Landlord's notice proposing a new rent to the Tribunal for determination of a market rent.

### **Inspection**

3. The Tribunal did not inspect the property but considered this case based on the papers provided by the parties and having regard to its own knowledge, expertise and online research.

### **Evidence**

4. The Tribunal has considered the written submissions provided by the Tenant and the Landlord.
5. The Applicant Tenant did not attend the hearing. As there was information provided by both parties, the Tribunal heard evidence from the Landlord respondent and sought clarification on several points.
6. The subject property is a 2-storey terraced house comprising 3 bedrooms, a living room (through lounge), two bathrooms (one downstairs shower/toilet), a kitchen, and a double garage at the rear and off-street parking at the front of the house.
7. The Tenant claims to have painted every 6 months due to mould, fixed a broken handrail, and paid £250 to repair a bath leak. The Tenant also claims to have provided the cooker. The Landlord commented that the range cooker was broken, and it has been replaced by a smaller cooker that is not fitted to the space. The bath leak has been repaired by the Landlord at a cost of £80.00 and was due to the waste system being detached.
8. The Landlord provided evidence that the works required under an improvement notice served by Coventry City Council dated 7 May 2024 had been completed and the notice was revoked on 27 February 2025. It was understood that these works related to mould and damp.

9. The Landlord provided links to 3-bedroom houses in the CV6 area on Zoopla and Rightmove, suggesting market rents between £1,100 and £1,250. The landlord's evidence comprised multiple houses and flats as set out in the table below. The comparable in Cheveral Avenue demonstrated an asking rent of letting at £1,100 per month. Consideration was given to the tired decorative nature of the 232 Cheveral Avenue property and there not being a fitted cooker in the kitchen. Most of the comparable properties were for rent for more than the rent of the subject property also which enjoyed the benefit of a double garage, As the comparable provided where showing the asking rents the market rent was assessed at £1,000 per calendar month.

Address	Property Type	Bedrooms	Bathrooms	Other Features (Garden, Garage, etc.)	Monthly Rental	Source Document
Middlemarch Road, Coventry CV6	House +1	3 +1	1 +1	1 reception ; large lounge +1	£1,150 pcm +1	Lal Evidence Property to rent... +1
Flat 1, 96 Jubilee Crescent, Coventry CV6	Flat	1	1	1 reception	£850 pcm +1	Lal Evidence Property to rent... +1
Kinlet Close, Daimler Green, Coventry CV6	House/Flat	2	1	1 reception	£1,100 pcm +1	Lal Evidence Property to rent... +1
Middlemarch Road, Coventry CV6	House	3 +1	1 +1	Reduced price +1	£1,175 pcm +1	Lal Evidence Property to rent... +1
Grangemouth Road, Radford, Coventry CV6	House (Terraced)	3	1	1 reception; Reduced price +1	£1,095 pcm +1	Lal Evidence Property to rent... +1
Blakely Court, Highley Drive, Coventry CV6	House/Flat	2	1	1 reception	£950 pcm +1	Lal Evidence Property to rent... +1

Marion Road, Coventry CV6	House	3 +1	2 +1	2 receptions +1	£1,150 pcm +1	Lal Evidence Property to rent... +1
Grangemouth Road, Coventry CV6	House (Terraced)	3 +1	1 +1	1 reception; 700 sq. ft	£950 pcm +1	Lal Evidence Property to rent... +1
122 Middlemarch Road, Radford, CV6	House (Terraced)	3 +1	1 +1	2 receptions; Garden +1	£945 pcm	Lal Evidence Property to rent... +1
Grangemouth Road, Coventry CV6	House (Terraced) +1	3 +2	1 +2	Garden; Extended kitchen +1	£1,125 pcm +1	Lal Evidence Property to rent... +1
Meggitt Avenue, Whitmore Place, CV6	House	2	1	1 reception	£1,200 pcm +1	Lal Evidence Property to rent... +1
Burnaby Road, Radford, Coventry CV6	House	3 +1	Not Specified	Reduced price	£995 pcm +1	Lal Evidence Property to rent... +1
Cheveral Avenue, Coventry CV6	House	3	1	Not Specified	£1,100 pcm +1	Lal Evidence Property to rent... +1
Beake Avenue, Radford, Coventry CV6	House (Terraced)	3 +1	1 +1	1 reception; Newly refurbished +1	£1,250 pcm +2	Lal Evidence Property to rent... +1
Whitmore Place, Coventry CV6	House	3 +1	2 +1	1 reception; Pets allowed +2	£1,490 pcm +1	Lal Evidence Property to rent... +1
Firecrest Close, Whitmore Place, CV6	House/Flat	2	2	1 reception; 700 sq. ft	£1,150 pcm +1	Lal Evidence Property

						to rent... +1
Meggitt Avenue, Whitmore Place, CV6	House	3	2	1 reception	£1,450 pcm +1	Lal Evidence Property to rent... +1
Capmartin Road, Coventry CV6	House (End of Terrace)	3	2	Great location; Near schools +1	£1,250 pcm +2	Lal Evidence 3 - 3 Bedroom End... +1
Eliot Gardens, Whitmore Place, CV6	House (Semi-Detached)	3	2	Brand new; Parking	£1,275 pcm +1	Lal Evidence 2 Properties To Rent... +2
Holbrook Lane, Holbrooks, CV6	House (End of Terrace)	3	1	Two spacious receptions	£1,300 pcm +1	Lal Evidence 2 Properties To Rent... +1
Norman Place Road, Coventry CV6	House (Terraced)	3	1	Redecorated; New flooring	£1,100 pcm +1	Lal Evidence 2 Properties To Rent... +2
St. Nicholas Street, Coventry CV1	House (End of Terrace)	3	3	Garden access	£1,200 pcm +1	Lal Evidence 2 Properties To Rent... +1
Fowler Road, Coventry CV6	House (End of Terrace)	3	1	Near train station	£1,150 pcm +1	Lal Evidence 2 Properties To Rent... +1

Widdrington Road, Coventry	House	3	1	Zero Deposit Available; Two living rooms +1	£1,250 pcm +1	Lal Evidence 2 Properties To Rent... +1
Grapes Close, Coventry	House (End of Terrace)	3	1	Quiet cul-de-sac	£1,085 pcm +1	Lal Evidence 2 Properties To Rent... +2
Outermarch Road, Coventry CV6	House (Terraced)	3	1	Spacious through lounge; Extended kitchen	£1,175 pcm +1	Lal Evidence 2 Properties To Rent... +1

### Determination and Valuation

10. Having considered the comparable evidence proved by the parties and of our own expert knowledge of rental values in the area, we consider that the market rent for the property in good tenantable condition would be in the region of £1,000 per calendar month. This level of rent reflects the standard that we understand the property to be in.

### Decision

11. The Tribunal therefore determined that the rent at which the subject property might reasonably be expected to be let in the open market by a willing Landlord under an assured tenancy was £1,000 per calendar month with effect from 5th April 2025.

### Hardship (*if raised*)

No issue and application for hardship has been raised by the Tenant in the bundle.

**Chairman: Mark Alexander**

**Date: 12/2/2026**

## **APPEAL PROVISIONS**

If either party is dissatisfied with this decision, they may apply for permission to appeal to the Upper Tribunal (Lands Chamber) **on any point of law arising from this Decision**. Prior to making such an appeal, an application must be made, in writing, to this Tribunal for permission to appeal. Any such application must be made within 28 days of the issue of this statement of reasons (regulation 52 (2) of The Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rules 2013) stating the grounds upon which it is intended to rely in the appeal.

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

Housing Act 1988 Section 14

Address of Premises

232 Cheveral Avenue Coventry CV6 3EP

The Tribunal members were

Mr Mark Alexander  
Mrs Julie Rossiter  
Mr Christopher Birds

Landlord

Anil Limbachia & Meeta Limbachia

Address

30 Ashwood Avenue, CV6 1ET

Tenant

Lawrencia Asare

1. The rent is:

£1000

Per

Month

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

2. The date the decision takes effect is:

5 April 2025

3. The amount included for services is not applicable

Per

4. Date assured tenancy commenced

5 April 2017

5. Length of the term or rental period

6 Months

6. Allocation of liability for repairs

Landlord and Tenant Act 1985

7. Furniture provided by landlord or superior landlord

None

8. Description of premises

3 bedroom, 2-bathroom house with garaging and off-street parking. The property is double glazed and centrally heated

Chairman

Mark Alexander

Date of Decision

12/2/2026