



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

Case Reference : **BIR/00CQ/MNR/2026/0067**

Property : **5 William Kirby Close, Coventry. CV4
9AD.**

Tenant : **Daisy Morgan, Louise Morgan Tasmin Morgan**

Landlord : **Daniel Broadbent**

Landlord's agent :

Date of application : **17th March 2026**

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

Tribunal Members : **T W Jones FRICS
K Bentley**

Date of Decision : **20th May 2026**

DECISION

**The Tribunal determines a rent of £1300 (One Thousand Three
Hundred Pounds) per calendar month with effect from 17th April
2026**

REASONS FOR THE DECISION

Background

1. On 17th March 2026 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1500 per calendar month in place of the existing rent of £925 pcm to take effect from 17th April 2026.
2. On 17th March 2026, 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 on the basis of the papers provided by the parties and having regard to its own knowledge, expertise and online research.

Evidence

4. The Tribunal considered the written submissions provided by the Tenant and the Landlord. From the information provided it appears that the subject property is a modern 3-bedroom, 2-bathroom mid-terrace town house with accommodation over 3-floors together with gardens and garden shed located in a residential area of similar such properties.
5. The property is let on an Assured Shorthold Tenancy incorporating standard repairing obligations.
6. The landlord submitted details of letting information relating to similar properties in the locality together with a letting agent email suggesting a market rent of £1,300 per month unless the property was a licenced HMO in which case a rent of £1,400pcm should be achievable.
7. The tenant submitted her opinion on the landlord's market evidence together with details of her search results concluding with an opinion that the market rent lies within the range of £1100-£1225 per calendar month.
8. No submissions were made by either party regarding the condition of the property.

Determination and Valuation

9. Having considered the comparable evidence provided by the Landlord and of our own expert knowledge of rental values in the area, we consider that the open market rent for the property in good tenantable condition would be in the region of £1300 per calendar month.
10. The Tribunal consider that no adjustments should be made to the market rent.

Decision

12. 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 £1300 per calendar month with effect from 17th April 2026.

Chairman:



Date: 20th May 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

5 William Kirby Close, Coventry.
CV4 9AD.

The Tribunal members were

T W Jones
K Bentley

Landlord

Daniel Broadbent

Address

46 Academy Drive, Rugby. CV21 3UF

Tenant

Daisy Morgan, Louise Morgan, Tasmin Morgan

1. The rent is:

£1300

Per

calendar month

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

2. The date the decision takes effect is:

17th April 2026

3. The amount included for services is not applicable

Per

4. Date assured tenancy commenced

17th February 2018

5. Length of the term or rental period

6 months

6. Allocation of liability for repairs

Landlord and Tenant Act 1985

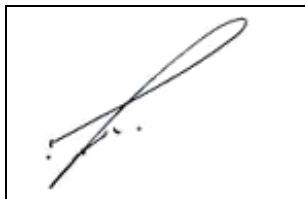
7. Furniture provided by landlord or superior landlord

None

8. Description of premises

Modern 3-bedroom, 2-bathroom mid-terrace town house with accommodation over 3-floors

Chairman



Date of Decision

20th May 2026