



FIRST - TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)

Case Reference : BIR/44UC/MNR/2026/0063

Property : 48 Peake Avenue Nuneaton CV11 6DW

Tenant : Marcello Randazzo & Diana Randazzo

Landlord : Nicholas Harris as Agent for Landlord

Landlord's agent : Carters of Nuneaton, Estate Agents

Date of application : 24th 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 : 16th June 2026

DECISION

The Tribunal determines a rent of £980 (Nine Hundred and Eighty Pounds) per calendar month with effect from 16th June 2026

REASONS FOR THE DECISION

Background

1. On 19th November 2025 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1100 per calendar month in place of the existing rent of £800 pcm to take effect from 13th January 2026.
2. On 24th 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 brief information provided it appears that the subject property is a semi-detached dwelling house with accommodation comprising entrance porch, entrance hallway, living room, dining room, kitchen, 3 bedrooms, bathroom and separate WC. To the front the property benefits from a bricked pavier driveway leading to a parking area and detached single garage. There are also gardens to front and rear.
5. The property is let on an Assured Shorthold Tenancy incorporating standard repairing obligations.
6. The Tenant submitted details including photographic evidence of what they consider to be repairs required to the property together with a copy letter from Nuneaton and Bedworth Borough Council dated 5 November 2025 addressed to the occupier of the subject property outlining details of their inspection of the same date with attached schedules of remedial action to be undertaken by 3 December 2025 and 7 January 2026.
7. The Tenant further submitted to the Tribunal their knowledge of a newly built property located approximately 4 minutes away which in their opinion was in a significantly better condition than the subject property with a rental value of £1300 per month in addition to a Rightmove pro forma sheet of 107 Hayloft Way advertised as "let agreed" at £1325 the calendar month.

8. The Landlord submitted that the average rent for a three-bedroom semi-detached home is £1400 per calendar month, they have a 3rd floor apartment in a similar location rented out that week for £995 per calendar month and the “rate offered” by the tenant would equate to the current value of a 2-bedroom apartment in the least desirable areas of the town.

Determination and Valuation

9. Having considered the comparable evidence provided by the Landlord and Tenant together with our own expert knowledge of rental values in the area, we consider that the open market rent for the property in its current state of repair and condition to be fairly represented by the sum of £980 per calendar month.

Decision

10. 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 £980 per calendar month with effect from 13th January 2026.

Hardship

11. The Tenant raises hardship in their submissions. Accordingly, the Tribunal directs the new rent of £980 per calendar month is to take effect from 16th June 2026 this being the date of the Tribunal.

Chairman:



Date: 16th June 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

48 Peake Avenue Nuneaton CV11
6DW

The Tribunal members were

T W Jones
K Bentley

Landlord

Nicholas Harris, Carters of Nuneaton as Agent for
Landlord

Address

Carters of Nuneaton, 68 St Nicholas Park Drive,
Nuneaton. CV11 6DJ

Tenant

Marcello Randazzo & Diana Randazzo

1. The rent is:

£980

Per

calendar
month

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

2. The date the decision takes effect is:

16th June 2026

3. The amount included for services is not applicable

Per

4. Date assured tenancy commenced

13th May 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 reception room semi-detached dwelling house with garage and
gardens to front and rear.

Chairman



Date of Decision

16th June 2026