	**FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)**
Case Reference	**MAN/00DA/MRA/2026/0073**
Property	**Flat 3 Montague, Gotts Road, Leeds LS12 1DN**
Tenant	**Dave Collins**
Tenant's Representative	
Landlord	**Waterside Creston Residential LLP**
Landlord's Address	**60 Welbeck Street, London W1G 9XB**
Landlord's Representative	**HCGB Services Limited**
Date of Application	**21 July 2026**
Type of Application	**Determination of an Open-Market Rent sections 13 & 14 of the Housing Act 1988**
Tribunal Members	**Mr N Swain MRICS – Chair** **Ms J Chisholm**
Date of Decision	**18 August 2026**
Rent Determined	**£900.00 per calendar month**
Date of Valuation	**30 July 2026**
Date the new rent takes effect	**30 August 2026**

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REASONS FOR THE DECISION

Background

1. On 19 May 2026, the Landlord served a notice under Section 13 (2) (as amended) of the Housing Act 1988 which proposed a new rent of £1035.00 per calendar month (pcm) in place of the existing rent of £910.00 pcm to take effect from 30 July 2026.

2. On 21 July 2026, under Section 14 (A3) of the Housing Act 1988, the Tenant referred the Landlord's notice proposing a new rent to the Tribunal for determination of an open-market rent.

3. The tenancy commenced on 30 May 2025. The rental period is monthly.

Allocation of Repairs between Landlord and Tenant.

4. As per section 11 of the Landlord and Tenant Act 1985.

Services Charges or furniture provided by Landlord (other than carpets and curtain and white goods specified below) and the costs relating to the same.

5. Sofa, bed, bedsides tables, wardrobe, coffee table, dining table, and two chairs.

Liability for Council Tax

6. The Tenant is responsible for the payment of Council Tax in respect of the Property. The rent determined is exclusive of Council Tax.

Any other terms of the tenancy taken into consideration in determining the rent.

7. None

Hearing

8. Neither party requested an oral hearing. The Tribunal has considered this case on the basis of the papers provided by the parties and its own knowledge and specialist expertise.

The Property

9. The Property is a ground floor flat forming part of a modern high rise development, offering the following accommodation:

   Property: Hallway, open plan kitchen/living room, bedroom and bathroom.

   Outside: Communal courtyard

   The Property benefits from electric heating, double glazing and flooring throughout.

   The Property is situated on the edge of Leeds City Centre within close proximity to local amenities.

Evidence

10. The parties completed the relevant MR1 (tenant), MR2 (landlord) and MR3 (tenant's reply).

The Tenant

11. The Tenant made the following comments:

    a) They believed the rent should be £875.00 pcm.

    b) They challenged the Landlord's assertion that the floor area was around 715 sqft and by their own calculation suggested it was around 490 sqft.

12. The Tenant provided the links from the Rightmove property portal for several similar properties with rents in the range £850.00 to £950.00 pcm.

The Landlord

13. The Landlord made the following comments:

    a) That this was a large one bedroom flat of around 715 sqft. Therefore, the Tenant's comparable was not valid as the comparable property was considerably smaller.

14. The Landlord provided a series of extracts from the Rightmove property portal for similar properties with rents ranging from £995.00 to £1040.00 pcm. These were all for properties ranging from 350 to 450 sqft.

Determination and Valuation

15. The Tribunal considered the size of the Property. Based the floorplan provided by the Tenant and the photographs, the Tribunal decided that the floor area of the flat is around 450 sqft.

16. The comparable evidence provided by both parties is of use to the Tribunal. However, without knowing the achieved rental amount and other relevant details, its use is given little weight.

17. Relying on its own expertise and general knowledge of rental values in the area, and the comparables provided by the Landlord and the Tenant, the Tribunal considers that the market rent of the subject Property modernised and in good order would be in the order of £900.00 pcm. This is the rent we would expect the property to let for in the open market at the valuation date and if it was in the same general condition as the comparable properties.

18. In the light of no evidence being provided, the Tribunal considered that no adjustments were needed to this figure.

Open-Market Rent **£900.00 pcm**

Decision

19. The Tribunal determines the new rent amount at £900.00 per calendar month with effect from 30 August 2026 which is the beginning of the first new period of the tenancy which begins on or after the date of the determination.

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 (rule 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.