

FIRST - TIER TRIBUNAL

PROPERTY CHAMBER (RESIDENTIAL PROPERTY)

Case Reference	MAN/00DA/MRA/2026/0137
Property	Apartment 102, Manor Mills, Ingram Street, Leeds LS11 9BN
Tenant	Jamie Hogg
Landlord	Miss Chan Sui Yee
Type of Application	Determination of Rent sections 13 & 14 of the Housing Act 1988 (as amended)
Tribunal Members	Judge Watkin Valuer Member – Nigel Foster MRICS
Date of Decision	30 October 2026
Rent Determined	£795 per calendar month
New Rent effective from	31 October 2026

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DECISION

The Tribunal determines 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 is £795.00 per calendar month.

The rent determined by the Tribunal shall take effect from 31 October 2026.

REASONS FOR THE DECISION

Background

1. The Property is studio apartment 102, Manor Mills, Ingram Street, Leeds LS11 9BN. The Property is a furnished flat within a city-centre development.

2. The tenancy commenced on 31 August 2024 at a rent of £750 per calendar month.

3. The rent was subsequently increased to £795 per calendar month from 31 August 2025.

4. By a notice dated 14 August 2026, the Landlord proposed an increase in rent from £795 per calendar month to £825 per calendar month with effect from 31 October 2026.

5. The Tenant challenged the proposed increase and applied for a determination of the market rent.

Allocation of Repairs between Landlord and Tenant.

6. 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.

7. No service charges were identified as part of or separately from the rent. The Property is furnished.

Liability for Council Tax

8. 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.

9. No other tenancy terms were taken into consideration.

Inspection/Hearing

10. The Tenant agreed that the Application could be determined without an inspection and without an oral hearing. No inspection was undertaken and the application has been determined in the absence of the parties.

The Property

11. The Tribunal finds that the Property is a furnished studio flat within the Manor Mills development in Leeds. The photographs and inventory demonstrate that the Property is generally in reasonable condition, although some furnishings and decorative finishes show signs of age and wear consistent with normal use.

Tenant's Position

12. The Tenant contends that the market rent is £750 per calendar month.

13. The Tenant submits that the Property is a small flat with used furniture and refers to the condition of some furnishings.

14. The Tenant states that there were several weeks during the previous year when water use was adversely affected due to maintenance issues and refers to recurrent previous flooding incidents.

15. The Tenant further submits that the Landlord has made no improvements to the Property and that the proposed increase represents the second rent increase within a two-year period.

Respondent's Position

16. The Landlord did not provide any comparable rental evidence or valuation evidence for the Tribunal's consideration.

Determination and Valuation

17. The Tribunal is required by section 14 of the Housing Act 1988 to determine the rent at which the dwelling-house might reasonably be expected to be let in the open market by a willing landlord under an assured tenancy.

18. In reaching its determination the Tribunal considered:

    a. the size and accommodation provided by the Property;
    b. the location of the Property;
    c. the condition observed on any photographs provided;
    d. any evidence regarding repairs or maintenance;
    e. any comparable rental evidence placed before the Tribunal; and
    f. the Tribunal's own knowledge and experience of the local rental market.

19. The Tribunal has taken account of the Tenant's evidence concerning previous disruption to the water supply, flooding issues and the absence of any identified improvements to the Property. Whilst those matters are capable of affecting rental value, the Tribunal has not been provided with evidence demonstrating that they reduce the open market rental value of the Property below the figure proposed in the notice.

20. The Tribunal notes that no comparable rental evidence has been provided by either party. Having considered the accommodation, condition, furnishings and location of the Property, together with all of the written material before it, the Tribunal does not consider that there is any basis for altering the rent. The Tribunal determines the open market pursuant to section 14(1) to be £795 per calendar month.

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.

Judge R Watkin