	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	MAN/00DA/MRA/2026/0094
Property	22 Temple Court, Halton, Leeds LS15 0DP
Tenant	Terri Smith
Tenant's Representative	N/A
Landlord	Benjamin Flockton
Landlord's Address	13 Neville Grove, Leeds LS9 0LF
Landlord's Representative	N/A
Date of Application	30 July 2026
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	I Jefferson H Dobby
Date of Decision	4 November 2026
Rent Determined	£725.00pcm
Date the new rent takes effect	1 December 2026

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REASONS FOR THE DECISION

Background

1. On 15 May 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £850.00 per calendar month(pcm) in place of the existing rent of £550.00pcm to take effect from 1 August 2026.
   On 30 July 2026, under Section 13(4)(a) of the Housing Act 1988, the Tenant appealed the proposed new rent to the Tribunal for determination.
   The monthly tenancy commenced on 1 October 2019, and a new Tenancy Agreement was entered into dated 1 July 2024.

Allocation of Repairs and Council Tax between Landlord and Tenant.

2. Responsibility for Repairs is as per section 11 of the Landlord and Tenant Act 1985. The property is Unfurnished. No service charge is payable.
   The Tenant is responsible for the payment of Council Tax in respect of the Property.

Inspection/Hearing

3. Neither party requested an oral hearing nor an inspection. The Tribunal has considered this case on the basis of the papers provided by the parties and its own knowledge and specialist expertise, but without using any secret evidence.

The Property

4. The Property is a semi-detached ground-floor flat comprising 1 Reception, 2 Bedrooms, Kitchen and Bathroom, with gas fired radiator central heating and double-glazing.

   The Property is situated in Halton, a suburb of Leeds in reasonably close proximity to amenities.

Representations as to Rental Value

5. Tenant

The Tenant made representations as follows:
Three internet letting particulars were put forward, two houses at rents of £820 and £850pcm, and a modern flat at £598pcm. Also stated there are flats for rent between £750 and £850pcm.
The flat requires repair, for example mould, condensation, loose tiles to Kitchen and Bathroom, and poorly fitted WC.

Improvements undertaken by the Tenant include new oak flooring to living room, carpet to Bedroom 2, added shower and screen, cooker, garden works (now abandoned due to attitude of Landlord).

6. Landlord

The Landlord quoted six Zoopla available to rent comparables, all 2 Bedroom close to LS15, average asking rents of £951pcm, and he considered the asking rent to be 11% below that average. Plus seventh comparable of 1 Bedroom in same street at £825pcm.

Tribunal Determination

7. The Tribunal found the following facts:

i The Landlord's Notice was held to be valid.
ii. Most of the comparables were asking rents not achieved rents, but helpful to a degree
iii. Photographs provided indicate that the Tenant's representations as to elements of disrepair are correct.

8. The Tribunal had regard to its own knowledge and experience of market rent levels for similar properties in the area, but without any specific or secret evidence, and the representations from each Party. The Tribunal considers that the Market Rent of the subject Property in reasonable order would be £800pcm. This is the rent the Tribunal would expect the property to let for in the open market if it was in the same general condition as comparable properties and assuming floor coverings, white goods and curtains/blinds are provided by the landlord.

9. From this figure, the Tribunal made adjustments as follows:

Disrepair as noted by the Tenant	£50pcm
Tenant's improvements, as noted	£25pcm

10. No relevant evidence was before the Tribunal in relation to Section 14 (7) whether undue hardship would be caused to the tenant by the new rent, and in any event the new rent determined by the Tribunal will not take effect until 6-months after the Landlord's Notice.

Decision

11. In the circumstances the Tribunal determines a Market Rent of £725pcm payable from 1 December 2026 which is the beginning of the first new period of the tenancy which begins on or after the date of this determination.

Appeal Provisions

12. If either party is dissatisfied with this decision, they may apply for permission to appeal to the Upper Tribunal (Lands Chamber) but generally only on a 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 stating the grounds upon which it is intended to rely in the appeal.