

# Rent tribunal decisions in Kirklees

Generated 15 Oct 2026. All decisions in Kirklees.

Online version, with every decision: <https://rentrisecheck.uk/area/kirklees?period=all&x=1>

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## What the tribunal decided

18 decisions in this search (17 set a rent). In 8, the landlord's proposed rent can be compared with the rent the tribunal decided; the figures below come from those, and n is the number of decisions behind each figure.

|                                           | All          | Old rules    | New rules        |
|-------------------------------------------|--------------|--------------|------------------|
| Set below the landlord's figure           | 88% (7 of 8) | 86% (6 of 7) | too few (1 of 1) |
| Same as the landlord's figure             | 0% (0 of 8)  | 0% (0 of 7)  | too few (0 of 1) |
| Above the landlord's figure               | 12% (1 of 8) | 14% (1 of 7) | too few (0 of 1) |
| Typical cut, where the rent was set lower | -10.6% (n=7) | -17.2% (n=6) | too few (n=1)    |
| Typical increase the landlord proposed    | +43.9% (n=8) | +42.9% (n=7) | too few (n=1)    |
| Typical increase the tribunal decided     | +11.2% (n=8) | +5.1% (n=7)  | too few (n=1)    |

Only 1 new-rules decision here, too few to show a pattern.

"Typical" is the median. n is the number of decisions each figure comes from. Figures from fewer than 5 decisions are shown as "too few".

**Only 8 decisions to compare: too few to show a pattern.**

**Old rules:** landlord's notice before 1 May 2026, when the tribunal could set the rent higher than the landlord asked. **New rules:** notice on or after 1 May 2026; the tribunal can only confirm the landlord's figure or set a lower one.

Left out of these figures: housing association and affordable rents, rooms in shared houses, rents including bills, register entries (only the decided rent is published), and decisions whose figures haven't been checked.

**Past decisions are not a prediction. Each tribunal decides on the evidence in front of it.**

## The decisions

Most recent first. Rents per calendar month as the tribunal recorded them (weekly rents x 52 / 12). Decisions where the tribunal set no rent, whose figures haven't been checked, or that were published as scanned images are not listed; they are in the online version.

| Address, and case ref linked to GOV.UK                                                                                                                                                         | Type         | Rent before | Landlord proposed | Tribunal decided | Decided     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-------------|-------------------|------------------|-------------|
| 25 Coldwell Street, Linthwaite, Huddersfield, HD7 5QN [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?query=MAN/00CZ/MNR/2026/0329">MAN/00CZ/MNR/2026/0329</a>          | house, 2 bed | £850        | £900              | <b>£855</b>      | 6 Aug 2026  |
| Apartment 125 Joshua House, Textile Street, DEWSBURY, WF13 2EY [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?query=MAN/00CZ/MNR/2026/0351">MAN/00CZ/MNR/2026/0351</a> | flat, 2 bed  | £650        | £700              | <b>£650</b>      | 28 Jul 2026 |
| 117 Victory Avenue, Paddock, Huddersfield, HD3 4HF [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?query=MAN/00CZ/MRA/2026/0032">MAN/00CZ/MRA/2026/0032</a>             | house, 2 bed | £500        | £725              | <b>£700</b>      | 20 Jul 2026 |
| 75 Willwood Avenue, Oakes, Huddersfield, HD3 4YB [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?query=MAN/00CZ/MNR/2026/0150">MAN/00CZ/MNR/2026/0150</a>               | house, 2 bed | £500        | £800              | <b>£610</b>      | 25 Jun 2026 |
| 2 Bridge Street, Heckmondwike, WF16 9JB [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?query=MAN/00CZ/MNR/2025/0695">MAN/00CZ/MNR/2025/0695</a>                        | house, 2 bed | £525        | £750              | <b>£550</b>      | 10 Jun 2025 |
| 930 New Hey Road, Huddersfield, HD3 3FE [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?query=MAN/00CZ/MNR/2024/0207">MAN/00CZ/MNR/2024/0207</a>                        | house, 2 bed | £590        | £990              | <b>£620</b>      | 21 Aug 2024 |
| 4 Gardens Crescent, Dewsbury WF13 3HF [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?query=MAN/00CZ/MNR/2023/0398">MAN/00CZ/MNR/2023/0398</a>                          | house, 3 bed | £550        | £800              | <b>£715</b>      | 20 Mar 2024 |
| 2 Squirrel Close, Dewsbury, WF13 4AE [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?query=MAN/00CZ/MNR/2023/0060">MAN/00CZ/MNR/2023/0060</a>                           | house, 3 bed | £575        | £650              | <b>£675</b>      | 21 Jun 2023 |

## Less comparable decisions

Housing association or affordable rents, rooms in shared houses, rents that include bills, and register entries (where only the decided rent is published). Listed for completeness; they are not in the figures above.

| Address, and case ref linked to GOV.UK                                                                                                                   | Type         | Rent before | Landlord proposed | Tribunal decided | Decided     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-------------|-------------------|------------------|-------------|
| Room 2, 21 Lockwood Scar, Huddersfield, HD4 6BL<br>[old rules] [room in shared house] [bills included]<br>GOV.UK: <a href="#">MAN/00CZ/MNR/2026/0097</a> | room         | £360        | £400              | <b>£360</b>      | 19 May 2026 |
| Flat 15, 2, Newsom Road, Huddersfield, HD4 6NY [old rules] [bills included]<br>GOV.UK: <a href="#">MAN/00CZ/MNR/2025/0726</a>                            | flat         | £434        | £534              | <b>£434</b>      | 10 Jun 2025 |
| 98 Purlwell Lane, Batley WF17 7NG [old rules] [register entry only]<br>GOV.UK: <a href="#">MAN/00CZ/MNR/2025/0620</a>                                    | house, 2 bed |             |                   | <b>£570</b>      | 7 Apr 2025  |
| 17, Whitley Road Dewsbury West Yorkshire WF12 0LP [old rules] [register entry only]<br>GOV.UK: <a href="#">MAN/00CZ/MNR/2024/0241</a>                    | house, 4 bed | £1,350      | £1,550            | <b>£1,495</b>    | 10 Oct 2024 |
| 1 Devonshire Street Lockwood, Huddersfield HD1 3TR [old rules] [register entry only]<br>GOV.UK: <a href="#">MAN/00CZ/MNR/2024/0096</a>                   | house, 1 bed |             |                   | <b>£410</b>      | 7 Jun 2024  |