

# Rent tribunal decisions in Bedford

Generated 16 Oct 2026. All decisions in Bedford.

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

Source: First-tier Tribunal (Property Chamber) decisions published on GOV.UK. Contains public sector information licensed under the Open Government Licence v3.0. Rent Rise Check is an independent project, not part of the tribunal, HM Courts & Tribunals Service or GOV.UK. Contact: [hello@rentrisecheck.uk](mailto:hello@rentrisecheck.uk). The rent figures were read from each decision automatically; each case reference below links to the original decision on GOV.UK (on paper, search GOV.UK for the reference). GOV.UK guidance and form MR1: <https://www.gov.uk/guidance/apply-for-an-open-market-rent-determination>

## What the tribunal decided

10 decisions in this search (10 set a rent). In 9, 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 decisions                             |              |
|-------------------------------------------|--------------|
| Set below the landlord's figure           | 67% (6 of 9) |
| Same as the landlord's figure             | 33% (3 of 9) |
| Above the landlord's figure               | 0% (0 of 9)  |
| Typical cut, where the rent was set lower | -6.1% (n=6)  |
| Typical increase the landlord proposed    | +14.3% (n=8) |
| Typical increase the tribunal decided     | +9.3% (n=8)  |

There are no new-rules decisions in this area yet (notices dated on or after 1 May 2026).

"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 9 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     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-------------|-------------------|------------------|-------------|
| 13 Sparrows Close, Bedford, MK42 6GL [old rules]<br>GOV.UK: <a href="https://www.gov.uk/cases/CAM/00KB/MNR/2026/0100">CAM/00KB/MNR/2026/0100</a>                         | house, 3 bed | £1,775      | £1,875            | <b>£1,875</b>    | 9 Jul 2026  |
| 13 Key Croft, Shortstown, Bedford MK42 0NU [old rules]<br>GOV.UK: <a href="https://www.gov.uk/cases/CAM/00KB/MNR/2026/0059">CAM/00KB/MNR/2026/0059</a>                   | house, 3 bed | £1,300      | £1,800            | <b>£1,700</b>    | 9 Jun 2026  |
| 130 Dudley Street, Bedford MK40 3SX [old rules]<br>GOV.UK: <a href="https://www.gov.uk/cases/CAM/00KB/MNR/2026/0057">CAM/00KB/MNR/2026/0057</a>                          | house, 3 bed | £1,400      | £1,600            | <b>£1,550</b>    | 9 Jun 2026  |
| 13G Rothsay Road, Bedford, MK40 3PP [old rules]<br>GOV.UK: <a href="https://www.gov.uk/cases/CAM/00KB/MNR/2025/0823">CAM/00KB/MNR/2025/0823</a>                          | flat, studio | £625        | £725              | <b>£675</b>      | 25 May 2026 |
| 50 Ryswick Road, Kempston, Bedfordshire, MK42 8SN [old rules]<br>GOV.UK: <a href="https://www.gov.uk/cases/CAM/00KB/MNR/2026/0036">CAM/00KB/MNR/2026/0036</a>            | house, 2 bed | £875        | £1,000            | <b>£1,000</b>    | 18 May 2026 |
| 20 Hawthorne Avenue, Bedford, Bedfordshire, MK40 4HJ [old rules]<br>GOV.UK: <a href="https://www.gov.uk/cases/CAM/00KB/MNR/2026/0016">CAM/00KB/MNR/2026/0016</a>         | house, 3 bed | £1,300      | £1,400            | <b>£1,350</b>    | 13 May 2026 |
| Flat 5, The Old Saddlery, College Street, Kempston, MK42 8LL [old rules]<br>GOV.UK: <a href="https://www.gov.uk/cases/CAM/00KF/MNR/2025/0667">CAM/00KF/MNR/2025/0667</a> | flat, 2 bed  | £950        | £1,050            | <b>£1,050</b>    | 2 Aug 2025  |
| 41 Battison Street, Bedford MK40 1QU [old rules]<br>GOV.UK: <a href="https://www.gov.uk/cases/CAM/00KB/MNR/2024/0606">CAM/00KB/MNR/2024/0606</a>                         | house, 2 bed | £975        | £1,125            | <b>£1,050</b>    | 9 Dec 2024  |
| Flat 3 23 Chaucer Road Bedford MK40 2AJ<br>P:PAPERREMOTE [old rules]<br>GOV.UK: <a href="https://www.gov.uk/cases/CAM/00KB/MNR/2024/0023">CAM/00KB/MNR/2024/0023</a>     | flat         |             | £725              | <b>£550</b>      | 2 Apr 2024  |