

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>

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