

Rent tribunal decisions in Birmingham

Generated 14 Oct 2026. All decisions in Birmingham.

Online version, with every decision: <https://rentrisecheck.uk/area/birmingham?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. 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

158 decisions in this search (155 set a rent). In 68, 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	72% (49 of 68)	74% (48 of 65)	too few (0 of 1)
Same as the landlord's figure	26% (18 of 68)	25% (16 of 65)	too few (1 of 1)
Above the landlord's figure	1% (1 of 68)	2% (1 of 65)	too few (0 of 1)
Typical cut, where the rent was set lower	-9.7% (n=49)	-9.4% (n=48)	—
Typical increase the landlord proposed	+26.1% (n=65)	+26.2% (n=62)	too few (n=1)
Typical increase the tribunal decided	+15.4% (n=65)	+15.5% (n=62)	too few (n=1)

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

All includes 2 decisions where we can't tell which rules applied.

"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".

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
22 Green Court, 4 Gravelly Hill, North Birmingham, B23 6BQ [old rules] GOV.UK: BIR/00CN/MNR/2026/0133	flat, 2 bed	£825	£950	£825	11 Aug 2026
Apartment 7 1 Woodbrook Grove Northfield Birmingham, B31 2FP GOV.UK: BIR/00CN/MRA/2026/0008	flat, 2 bed	£1,100	£1,150	£1,150	6 Aug 2026
63 Barrows Road, Birmingham, B11 1PP [old rules] GOV.UK: BIR/00CN/MNR/2025/0765	house, 2 bed	£700	£1,200	£950	6 Aug 2026
36 Towyn Road, Birmingham, West Midlands, B13 9NA [old rules] GOV.UK: BIR/00CN/MNR/2025/0745	house, 3 bed		£953.33	£598	16 Jul 2026
Flat 7, 146 Middleton Hall Road, Birmingham, B30 1DN [old rules] GOV.UK: BIR/00CN/MNR/2026/0137	flat, 1 bed	£595	£750	£615	30 Jun 2026
The Coach House, 146 Middleton Hall Road, Kings Norton, Birmingham, B30 1DN [old rules] GOV.UK: BIR/00CN/MNR/2026/0134	house, 2 bed	£800	£950	£850	30 Jun 2026
Flat 8, 146 Middleton Hall Road, Birmingham B30 1DN [rules unclear] GOV.UK: BIR/00CN/MNR/2026/0112	flat, 1 bed	£475	£750	£575	30 Jun 2026
Flat 2 146 Middleton Hall Road Birmingham B30 1DN [old rules] GOV.UK: BIR/00CN/MNR/2026/0110	flat, 1 bed	£480	£750	£545	30 Jun 2026

Address, and case ref linked to GOV.UK	Type	Rent before	Landlord proposed	Tribunal decided	Decided
Flat 23 Wood Lane Handsworth Birmingham B20 2AJ/ [old rules] GOV.UK: BIR/00CN/MNR/2026/0023	flat, 3 bed	£650	£800	£750	30 Jun 2026
49 Romilly Avenue, Birmingham, B20 2AT [old rules] GOV.UK: BIR/00CN/MNR/2026/0124	house, 3 bed	£1,350	£1,400	£1,350	25 Jun 2026
Apartment 710, 57 Hooper Street, Birmingham, B18 7AY [old rules] GOV.UK: BIR/00CN/MNR/2026/0108	flat, 1 bed	£1,025	£1,107	£1,060	25 Jun 2026
14 Northgate Harborne Birmingham B17 9EP [old rules] GOV.UK: BIR/00CN/MNR/2025/0830	house, 3 bed	£996.67	£1,040	£996.67	18 Jun 2026
Flat 6, 146 Middleton Hall Road, Cotteridge, Birmingham, B30 1DN [old rules] GOV.UK: BIR/00CN/MNR/2026/0126	flat, 1 bed	£490	£750	£720	16 Jun 2026
Apartment 310 Centenary Plaza 18 Holliday Street Birmingham B1 1TW [old rules] GOV.UK: BIR/00CN/MNR/2026/0081	flat, 2 bed	£1,250	£1,375	£1,250	3 Jun 2026
47 Clarence Road, Sparkhill, Birmingham. B11 3LD [old rules] GOV.UK: BIR/00CN/MNR/2026/0047	house, 3 bed	£640	£1,250	£1,200	21 May 2026
126 Coles Lane, Sutton Coldfield, B72 1NP [rules unclear] GOV.UK: BIR/00CN/MNR/2025/0810	house, 3 bed	£750	£800	£800	12 May 2026
7 Maybank, Birmingham, B9 5FF [old rules] GOV.UK: BIR/00CN/MNR/2025/0783	house, 2 bed	£670	£995	£995	8 May 2026
905 Landrow Place 86 Lionel Street Birmingham B3 1EJ [old rules] GOV.UK: BIR/00CN/MNR/2025/0831	flat, 1 bed	£1,025	£1,075	£1,050	7 May 2026
104 Sladepool Farm Road, Maypole, Birmingham, B14 5EF [old rules] GOV.UK: BIR/00CN/MNR/2025/0750	house, 3 bed	£960	£1,145	£1,045	14 Apr 2026
41 Hazelwood Road, Birmingham, B27 7XL [old rules] GOV.UK: BIR/00CN/MNR/2025/0782	house, 4 bed	£1,450	£1,550	£1,550	14 Apr 2026
28 Goodby Road, Moseley, Birmingham, B13 8NJ [old rules] GOV.UK: BIR/00CN/MNR/2025/0727	house, 4 bed	£1,400	£1,540	£1,495	13 Apr 2026
83 Curbar Road, Great Barr, B42 2AT [old rules] GOV.UK: BIR/00CN/MNR/2025/0746	house, 3 bed	£750	£1,200	£1,100	12 Mar 2026
30 Mary Road, Birmingham, B21 0RH [old rules] GOV.UK: BIR/00CN/MNR/2025/0808	house, 3 bed	£850	£1,050	£1,050	4 Mar 2026
105 Denville Crescent, Birmingham, B9 5TS [old rules] GOV.UK: BIR/00CN/MDR/2025/0003	house, 3 bed	£800	£1,100	£1,200	27 Feb 2026
62 Woolmore Road Erdington Birmingham B23 7EB [old rules] GOV.UK: BIR/00CN/MNR/2025/0705	house, 3 bed	£900	£1,350	£1,250	9 Jan 2026
28 Amis Gardens Small Heath Birmingham B10 OBE [old rules] GOV.UK: BIR/00CN/MNR/2025/0742	house, 3 bed	£600	£1,200	£1,200	9 Jan 2026
5 Anglesey Street Lozells Birmingham B19 1QS [old rules] GOV.UK: BIR/00CN/MNR/2025/0730	house, 3 bed	£800	£1,000	£1,000	9 Jan 2026
80 Blenheim Way Castle Vale Birmingham B35 7JF [old rules] GOV.UK: BIR/00CN/MNR/2025/0649	flat, 3 bed	£435	£446.73	£446.73	9 Jan 2026
43 Glenpark Road Birmingham B8 3QH [old rules] GOV.UK: BIR/00CN/MNR/2025/0618	house, 3 bed	£950	£1,200	£1,200	17 Jul 2025
352 Olton Boulevard East, B27 7DR [old rules] GOV.UK: BIR/00CN/MNR/2025/0617	house, 3 bed	£700	£1,200	£1,200	7 Jul 2025

Showing the 30 most recent of 68. 38 more, and the rest of this search, are in the full list online:
<https://rentrisecheck.uk/area/birmingham?period=all&x=1>

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
Flat 1, 23-25 Lozells Street, Handsworth, Birmingham, West Midlands, B19 2AU [old rules] [housing association / affordable rent] GOV.UK: BIR/00CN/MNR/2026/0084	flat, 1 bed	£496.82	£542.66	£736.67	3 Jun 2026
Flat 7, 6 Midland Croft, Kitts Green, Birmingham, West Midlands, B33 0AW [old rules] [housing association / affordable rent] GOV.UK: BIR/00CN/MNR/2026/0062	flat, 1 bed	£598.22	£619.80	£650	21 May 2026
Flat 1 8 Park Avenue Hockley Birmingham B18 5NE [old rules] [housing association / affordable rent] GOV.UK: BIR/00CN/MNR/2025/0699	flat, 1 bed	£572	£755.30	£650	26 Nov 2025
Flat 12 Carmelite Grange 345 Church Road Yardley Birmingham B25 8XR [old rules] [housing association / affordable rent] [bills included] GOV.UK: BIR/00CN/MNR/2024/0644	flat, studio	£381.85	£409.56	£391	10 Jun 2025
16 Greenoak Crescent Stirchley Birmingham, B30 2TG [old rules] [register entry only] GOV.UK: BIR/00CN/MNR/2024/0177	house, 3 bed			£850	14 Mar 2025
149 Wellman Croft, Birmingham B29 6NS [old rules] [register entry only] GOV.UK: BIR/00CN/MNR/2024/0215	flat, 2 bed			£850	14 Mar 2025
10 Boston Grove, Kingstanding B44 OHZ [old rules] [register entry only] GOV.UK: BIR/00CN/MNR/2024/0218	house, 3 bed			£850	9 Feb 2025
53 Ettington Road, Aston, Birmingham, B6 6ES [old rules] [register entry only] GOV.UK: BIR/00CS/MNR/2024/0182	house, 6 bed			£1,250	13 Nov 2024
223 Dolphin Lane, Acocks Green, Birmingham, B27 7BL [old rules] [register entry only] GOV.UK: BIR/00CN/MNR/2024/0193	house, 3 bed			£1,000	13 Nov 2024
64 Durham Tower, B1 2PW [old rules] [register entry only] GOV.UK: BIR/00CN/MNR/2024/0186	flat, 2 bed			£900	13 Nov 2024

Showing the 10 most recent of 82. 72 more, and the rest of this search, are in the full list online:
<https://rentrisecheck.uk/area/birmingham?period=all&x=1>