

Rent tribunal decisions in Blackburn with Darwen

Generated 14 Oct 2026. All decisions in Blackburn with Darwen.

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

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What the tribunal decided

5 decisions in this search (5 set a rent). In 4, 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	too few (3 of 4)	too few (3 of 3)	too few (0 of 1)
Same as the landlord's figure	too few (1 of 4)	too few (0 of 3)	too few (1 of 1)
Above the landlord's figure	too few (0 of 4)	too few (0 of 3)	too few (0 of 1)
Typical cut, where the rent was set lower	too few (n=3)	too few (n=3)	—
Typical increase the landlord proposed	too few (n=4)	too few (n=3)	too few (n=1)
Typical increase the tribunal decided	too few (n=4)	too few (n=3)	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 4 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
35 Bower Fold, Blackburn, Lancashire, BB2 2AS GOV.UK: MAN/00EX/MRA/2026/0066	house, 3 bed	£1,050	£1,160	£1,160	2 Sep 2026
15 The Dene, Blackburn, BB2 7QS [old rules] GOV.UK: MAN/00EX/MNR/2026/0331	house, 4 bed	£1,000	£1,700	£1,500	28 Jul 2026
18 Hillside Walk, Blackburn, Lancashire, BB1 2BQ [old rules] GOV.UK: MAN/00EX/MNR/2026/0117	house, 2 bed	£650	£800	£650	19 May 2026
158 Revidge Rd, Blackburn. BB2 6EB [old rules] GOV.UK: MAN/00EX/MNR/2025/0773	house, 5 bed	£725	£1,100	£875	19 Jun 2025

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
12 BOWER FOLD, BLACKBURN, BB2 2AS [old rules] [register entry only] GOV.UK: MAN/00EX/MNR/2024/0195	house, 3 bed			£950	13 Aug 2024