

Rent tribunal decisions in Blackpool

Generated 16 Oct 2026. All decisions in Blackpool.

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

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What the tribunal decided

7 decisions in this search (7 set a rent). In 6, 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	67% (4 of 6)	80% (4 of 5)	too few (0 of 1)
Same as the landlord's figure	33% (2 of 6)	20% (1 of 5)	too few (1 of 1)
Above the landlord's figure	0% (0 of 6)	0% (0 of 5)	too few (0 of 1)
Typical cut, where the rent was set lower	too few (n=4)	too few (n=4)	–
Typical increase the landlord proposed	+16.7% (n=5)	too few (n=4)	too few (n=1)
Typical increase the tribunal decided	+16.7% (n=5)	too few (n=4)	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 6 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
Flat 1, 21 Empress Drive, Blackpool, Lancashire, FY2 9SD GOV.UK: MAN/00EY/MRA/2026/0007	flat, 1 bed	£488.80	£512.26	£512.26	7 Aug 2026
11 Dorset Street, Blackpool, Lancashire, FY4 3BB [old rules] GOV.UK: MAN/00EY/MNR/2026/0160	house, 2 bed	£600	£700	£700	20 Jul 2026
9 Smithy Mews, Blackpool FY1 2EQ [old rules] GOV.UK: MAN/00EY/MNR/2026/0342	house, 2 bed	£600	£775	£720	9 Jul 2026
50 Coopers Way, Blackpool FY1 3RJ [old rules] GOV.UK: MAN/00EY/MNR/2026/0272	house, 3 bed	£850	£860	£800	9 Jun 2026
39 Albany Avenue, Blackpool, FY4 1QB [old rules] GOV.UK: MAN/00EY/MNR/2026/0259	house, 3 bed	£650	£875	£870	5 Jun 2026
82 Erdington Road, Blackpool, FY1 5EH [old rules] GOV.UK: MAN/00EY/MNR/2025/0692	house, 3 bed		£800	£740	6 May 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
20 Huntley Avenue, Blackpool FY3 7BU [old rules] [register entry only] GOV.UK: MAN/00EY/MNR/2024/0733	house, 2 bed			£640	10 Apr 2025