

Rent tribunal decisions in Bolton

Generated 15 Oct 2026. All decisions in Bolton.

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

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What the tribunal decided

18 decisions in this search (18 set a rent). In 7, 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	86% (6 of 7)
Same as the landlord's figure	0% (0 of 7)
Above the landlord's figure	14% (1 of 7)
Typical cut, where the rent was set lower	-8.5% (n=6)
Typical increase the landlord proposed	+15.2% (n=7)
Typical increase the tribunal decided	+8.7% (n=7)

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 7 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
246 Oxford Grove Bolton BL1 4JH [old rules] GOV.UK: MAN/00BL/MNR/2026/0276	house, 2 bed	£750	£850	£750	2 Sep 2026
Flat 2, 56 Bromwich Street, Bolton BL2 1JE [old rules] GOV.UK: MAN/00BL/MNR/2026/0285	flat, 2 bed	£695	£875	£775	11 Aug 2026
49 Stokers Drive, Horwich, Bolton BL6 5XB [old rules] GOV.UK: MAN/00BL/MNR/2026/0336	house, 3 bed	£1,150	£1,325	£1,275	23 Jul 2026
12 Stokers Drive, Horwich, Bolton BL6 5XB [old rules] GOV.UK: MAN/00BL/MNR/2026/0300	house, 3 bed	£1,150	£1,325	£1,250	22 Jun 2026
Flat 5, 583 Chorley Old Road, Bolton, BL1 6BL [old rules] GOV.UK: MAN/00BL/MNR/2025/0970	flat, 1 bed	£425	£475	£455	16 Apr 2026
406 Hulton Lane, Deane, Bolton BL3 4LJ [old rules] GOV.UK: MAN/00BL/MNR/2024/0108	house, 2 bed	£450	£725	£595	1 Oct 2024
12 Albion Gardens, Back Young Street, Farnworth, Bolton, BL4 9BF [old rules] GOV.UK: MAN/00BL/MNR/2019/0013	flat, 1 bed	£1,549.82	£377.68	£1,568.67	15 May 2019

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
8 Gilnrow Road, Bolton, BL1 4LJ [rules unclear] [register entry only] GOV.UK: MAN/00BL/MNR/2024/0685	house, 3 bed			£1,000	10 May 2026
8 Sterratt Street, Bolton, BL1 4RY [old rules] [register entry only] GOV.UK: MAN/00BL/MNR/2025/0664	house, 3 bed			£750	20 May 2025
26 Melbourne Road, Bolton BL3 5RQ [old rules] [register entry only] GOV.UK: MAN/00BL/MNR/2024/0231	house, 3 bed			£675	1 Oct 2024
136 Cemetery Road, Kearsley, Bolton, BL4 7SE [old rules] [register entry only] GOV.UK: MAN/00BL/MNR/2023/0050	house, 2 bed			£560	9 Feb 2024
Flat 5, 583 Chorley Old Road, Bolton, BL1 6BL [old rules] [register entry only] GOV.UK: MAN/00BL/MNR/2023/0163	flat, 1 bed			£425	27 Sep 2023
60 Beaumont Chase, Bolton, BL3 4XH [old rules] [register entry only] GOV.UK: MAN/00BL/MNR/2023/0015	house, 1 bed			£585	24 Apr 2023
4 Brownlow Road, Horwich, Bolton, BL6 7DN [old rules] [register entry only] GOV.UK: MAN/00BR/MNR/2022/0200	house, 2 bed			£590	27 Feb 2023
17 Higher Swan Lane, Bolton, BL3 3AJ [old rules] [register entry only] GOV.UK: MAN/00BL/MNR/2022/0196	house, 2 bed			£520	27 Feb 2023
14 Gordon Avenue, Bolton, BL3 5PU [old rules] [register entry only] GOV.UK: MAN/00BL/MNR/2022/0211	house, 2 bed			£650	27 Feb 2023
30 Glenbrook Gardens, Farnworth, Bolton, BL4 7QQ [old rules] [room in shared house] [bills included] [register entry only] GOV.UK: MAN/00BL/MNR/2019/0084	room			£368.33	30 Nov 2021

Showing the 10 most recent of 11. 1 more, and the rest of this search, are in the full list online: <https://rentrisecheck.uk/area/bolton?period=all&x=1>