

Rent tribunal decisions in Bradford

Generated 16 Oct 2026. All decisions in Bradford.

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

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What the tribunal decided

16 decisions in this search (16 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	57% (4 of 7)
Same as the landlord's figure	29% (2 of 7)
Above the landlord's figure	14% (1 of 7)
Typical cut, where the rent was set lower	too few (n=4)
Typical increase the landlord proposed	+42.1% (n=7)
Typical increase the tribunal decided	+14.3% (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
64 Hazelhurst Brow, Bradford, West Yorkshire, BD9 6AQ [old rules] GOV.UK: MAN/00CX/MNR/2026/0146	house, 4 bed	£1,025	£1,100	£1,100	8 Jul 2026
3 Edge End gardens, Bradford, BD6 2BB [old rules] GOV.UK: MAN/00CX/MNR/2026/0303	house, 3 bed	£625	£825	£825	3 Jul 2026
Flat 2, 214 Bradford Road, Shipley, West Yorkshire BD18 3AP [old rules] GOV.UK: MAN/00CX/MNR/2026/0265	flat, 2 bed	£615	£675	£680	3 Jul 2026
49 Rugby Place, Bradford, BD7 2DE [old rules] GOV.UK: MAN/00CX/MNR/2025/0988	house, 4 bed	£700	£995	£800	27 Mar 2026
49 Rugby Place, Bradford BD7 2DE [old rules] GOV.UK: MAN/00CX/MNR/2024/0602	house, 4 bed	£475	£775	£700	7 Feb 2025
29 Byron Halls Byron Street, Bradford BD3 0AR [old rules] GOV.UK: MAN/00CX/MNR/2024/0242	flat, 1 bed	£400	£700	£450	18 Oct 2024
32 Rooley Crescent, Bradford, BD6 1BU [old rules] GOV.UK: MAN/00CX/MNR/2024/0092	house, 3 bed	£435	£750	£680	7 Jun 2024

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
150 Birch Lane, Bradford BD5 8PF [old rules] [register entry only] GOV.UK: MAN/00CX/MNR/2024/0644	house, 4 bed			£600	7 Feb 2025
26 Rydal Avenue, Bradford BD9 4LS [old rules] [register entry only] GOV.UK: MAN/00CX/MNR/2024/0246	house, 4 bed			£800	18 Oct 2024
18 Brookfield Drive, Bradford, BD10 0FQ [old rules] [register entry only] GOV.UK: MAN/00CX/MNR/2024/0162	house, 2 bed			£830	19 Sep 2024
24 Fenwick Drive, Bradford, BD6 2NH [old rules] [register entry only] GOV.UK: MAN/00CX/MNR/2024/0011	house, 3 bed			£690	16 Jun 2024
7 Oakleigh Mews, Oakworth, Keighley, BD22 7QP [old rules] [register entry only] GOV.UK: MAN/00CX/MNR/2024/0077	house, 3 bed			£720	11 Jun 2024
Apartment 96 City Exchange, 6a Hall INGS, Bradford, BD1 5DB : First-tier Tribunal – Property Chamber File Ref No. [old rules] [register entry only] GOV.UK: MAN/00CX/MNR/2023/0411	flat, 1 bed			£500	12 Feb 2024
29H Byron Hall, Bradford, BD3 0AR [old rules] [register entry only] GOV.UK: MAN/00CX/MNR/2023/0232	flat, 1 bed			£400	2 Oct 2023
29 Romanby Shaw, Greengates, Bradford, BD10 0EH [old rules] [register entry only] GOV.UK: MAN/00CX/MNR/2023/0226	house, 3 bed			£950	2 Oct 2023
18 Brookfield Drive, Bradford, BD10 0FQ [old rules] [register entry only] GOV.UK: MAN/00CX/MNR/2023/0239	house, 2 bed			£730	2 Oct 2023