

Rent tribunal decisions in Bury

Generated 14 Oct 2026. All decisions in Bury.

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

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What the tribunal decided

15 decisions in this search (15 set a rent). In 5, 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	80% (4 of 5)	too few (4 of 4)	too few (0 of 1)
Same as the landlord's figure	20% (1 of 5)	too few (0 of 4)	too few (1 of 1)
Above the landlord's figure	0% (0 of 5)	too few (0 of 4)	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	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 5 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
44 Lever Street, Radcliffe, Manchester M26 4PA GOV.UK: MAN/00BM/MRA/2026/0049	house, 2 bed	£895	£925	£925	7 Sep 2026
22 Sergeants Lane Whitefield Manchester M45 7TS [old rules] GOV.UK: MAN/00BM/MNR/2026/0284	house, 4 bed	£1,800	£2,000	£1,800	6 Jul 2026
49 Essex Drive, Bury, BL9 9JH [old rules] GOV.UK: MAN/00BM/MNR/2026/0053	house, 3 bed	£750	£1,200	£1,050	30 Jun 2026
134 Market Street, Tottington, BL8 3LS, Tottington,, BL8 3LS [old rules] GOV.UK: MAN/00BM/MNR/2025/0850	house, 2 bed		£995	£750	27 Nov 2025
71 Rufford Drive, Whitefield, Manchester M45 8PN [old rules] GOV.UK: MAN/00BM/MNR/2024/0228	house, 3 bed	£650	£950	£895	21 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
43 Canalside, Radcliffe, Bury, M26 3BS [old rules] [register entry only] GOV.UK: MAN/00BM/MNR/2024/0695				£800	23 Apr 2025

Address, and case ref linked to GOV.UK	Type	Rent before	Landlord proposed	Tribunal decided	Decided
Room 5, 243 Bolton Road, Bury BL8 2NZ [old rules] [room in shared house] [register entry only] GOV.UK: MAN/99BM/MNR/2024/0697	room			£600	4 Apr 2025
24 Windermere Drive, Bury, BL9 9QF [old rules] [register entry only] GOV.UK: MAN/00BM/MNR/2024/0040	house, 2 bed			£311.53	19 Apr 2024
12 Hill Street, Summerseat, Bury, BL9 5PL [old rules] [register entry only] GOV.UK: MAN/00BM/MNR/2022/0166	house			£600	9 Jun 2023
14 St Annes Street, Bury, BL9 6LP [old rules] [register entry only] GOV.UK: MAN/00BM/MNR/2022/0072	house, 2 bed			£750	11 Jan 2023
51 LICHFIELD DRIVE, BURY, BL8 1BJ [old rules] [register entry only] GOV.UK: MAN/00BM/MNR/2019/0072	house, 2 bed			£490	10 Jan 2020
5 Back Silver Street, Ramsbottom, Bury, BL0 9BJ [old rules] [register entry only] GOV.UK: MAN/00BM/MNR/2019/0036	flat, 2 bed			£560	19 Jul 2019