

Rent tribunal decisions in Calderdale

Generated 16 Oct 2026. All decisions in Calderdale.

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

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What the tribunal decided

7 decisions in this search (7 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 (4 of 4)	too few (2 of 2)	too few (1 of 1)
Same as the landlord's figure	too few (0 of 4)	too few (0 of 2)	too few (0 of 1)
Above the landlord's figure	too few (0 of 4)	too few (0 of 2)	too few (0 of 1)
Typical cut, where the rent was set lower	too few (n=4)	too few (n=2)	too few (n=1)
Typical increase the landlord proposed	too few (n=4)	too few (n=2)	too few (n=1)
Typical increase the tribunal decided	too few (n=4)	too few (n=2)	too few (n=1)

Only 1 new-rules decision here, too few to show a pattern.

All includes 1 decision where we can't tell which rules applied.

"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
29 Clapton Avenue, Halifax, HX1 3XB GOV.UK: MAN/00CY/MRA/2026/0057	house, 3 bed	£700	£975	£800	2 Sep 2026
335 Bradford Road, Brighouse HD6 4BS [old rules] GOV.UK: MAN/00CY/MNR/2026/0292	house, 2 bed	£610	£750	£605	6 Jul 2026
Apartment G9, Elland Road, Elland, Halifax, West Yorkshire HX5 9JB [rules unclear] GOV.UK: MAN/00CY/MNR/2026/0075	flat, 1 bed	£435	£500	£470	22 Jun 2026
12 North Park, King Cross Street, Halifax, HX1 2HH [old rules] GOV.UK: MAN/00CY/MNR/2024/0175	flat, 2 bed	£650	£700	£675	19 Sep 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
88, Nest Estate Mytholmroyd West Yorkshire HX7 5BH [old rules] [register entry only] GOV.UK: MAN/00CX/MNR/2024/0248	house, 3 bed			£875	10 Oct 2024