

Rent tribunal decisions in Cambridge

Generated 15 Oct 2026. All decisions in Cambridge.

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

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What the tribunal decided

8 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 decisions	
Set below the landlord's figure	too few (4 of 4)
Same as the landlord's figure	too few (0 of 4)
Above the landlord's figure	too few (0 of 4)
Typical cut, where the rent was set lower	too few (n=4)
Typical increase the landlord proposed	too few (n=4)
Typical increase the tribunal decided	too few (n=4)

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 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
106 Birdwood Road, Cambridge, CB1 3TE [old rules] GOV.UK: CAM/12UB/MNR/2026/0104	house, 3 bed	£2,000	£2,450	£2,000	13 Jul 2026
10 Lisa Court, Frank's Lane, Cambridge, CB4 1SW [old rules] GOV.UK: CAM/12UB/MNR/2025/0796	flat, 2 bed	£1,450	£1,499	£1,450	26 Jan 2026
1 Berry Lands Milton Road CB4 1XW [old rules] GOV.UK: CAM/12UB/MNR/2024/0616	flat	£1,265	£1,500	£1,400	13 Jan 2025
54 Aberdeen Avenue Cambridge CB2 8DZ [old rules] GOV.UK: CAM/12UB/MNR/2019/0005	house, 4 bed	£3,625	£3,725	£3,500	2 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
4 Market Rise, Cherry Hinton Road, Cambridge, CB1 7DZ [old rules] [housing association / affordable rent] GOV.UK: CAM/12UB/MNR/2026/0095	flat, 1 bed	£847.84	£903.99	£885	12 Jun 2026
Room 3, 78 Argyle Street, Cambridge CB1 3LS [old rules] [room in shared house] [bills included] GOV.UK: CAM/12UB/MNR/2023/0185	room	£400	£500	£500	19 Feb 2024

Address, and case ref linked to GOV.UK	Type	Rent before	Landlord proposed	Tribunal decided	Decided
Room 5, 135 Thoday Street, Cambridge CB1 3AT [old rules] [room in shared house] [bills included] GOV.UK: CAM/12UB/MNR/2020/0023	room	£530	£565	£565	2 Nov 2020