

Rent tribunal decisions in Central Bedfordshire

Generated 15 Oct 2026. All decisions in Central Bedfordshire.

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

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What the tribunal decided

12 decisions in this search (10 set a rent). In 10, 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	80% (8 of 10)
Same as the landlord's figure	20% (2 of 10)
Above the landlord's figure	0% (0 of 10)
Typical cut, where the rent was set lower	-5.3% (n=8)
Typical increase the landlord proposed	+12.7% (n=10)
Typical increase the tribunal decided	+5.4% (n=10)

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".

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
3 Colston Rise, Ampthill, MK45 2GN [old rules] GOV.UK: CAM/00KC/MNR/2026/0098	flat, 2 bed	£1,095	£1,300	£1,150	9 Jul 2026
54 Boater Drive, Houghton Regis, Luton, LU5 6SQ [old rules] GOV.UK: CAM/09UB/MNR/2026/0053	house, 3 bed	£1,595	£1,700	£1,650	2 Jun 2026
2 Harebell Gardens Dunstable LU5 6RR [old rules] GOV.UK: CAM/00KC/MDT/2026/0002	house, 4 bed	£1,750	£1,850	£1,850	17 Apr 2026
43 Lawrence Road Biggleswade Bedfordshire SG18 0LS [old rules] GOV.UK: CAM/00KC/MNR/2025/0819	house, 2 bed	£1,250	£1,590	£1,200	16 Feb 2026
2 Harebell Gardens, Dunstable, LU5 6RR [old rules] GOV.UK: CAM/00KC/MNR/2025/0644	house, 4 bed	£1,675	£1,775	£1,750	3 Jun 2025
29 Cornflower Drive, Houghton Regis, Dunstable, LU5 6RZ [old rules] GOV.UK: CAM/00KC/MNR/2024/0126	house, 3 bed	£1,530	£1,630	£1,630	21 Oct 2024
38 Linden Road, Dunstable, LU5 4NZ [old rules] GOV.UK: CAM/00KC/MNR/2024/0080	house, 3 bed	£693.33	£1,450	£1,350	2 Aug 2024
23 Highfield Crescent, Brogborough, Bedfordshire, MK43 0XZ [old rules] GOV.UK: CAM/00KC/MNR/2022/0041	house, 3 bed	£534.56	£750.01	£730	11 Jul 2022
10 Arthur Street Ampthill Bedfordshire, MK45 2QQ [old rules] GOV.UK: CAM/00KB/MNR/2021/0069	house, 2 bed	£525	£795	£625	28 Feb 2022

Address, and case ref linked to GOV.UK	Type	Rent before	Landlord proposed	Tribunal decided	Decided
22 Katherine's Court, Ampthill, Bedfordshire MK45 2LT flat, 2 bed [old rules] GOV.UK: CAM/00KC/MNR/2019/0014		£650	£675	£650	2 Oct 2019