

Rent tribunal decisions in Cheshire East

Generated 16 Oct 2026. All decisions in Cheshire East.

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

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What the tribunal decided

9 decisions in this search (9 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 decisions
Set below the landlord's figure	80% (4 of 5)
Same as the landlord's figure	20% (1 of 5)
Above the landlord's figure	0% (0 of 5)
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).

All decisions 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 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
18 Gerard Drive Nantwich Cheshire CW5 5JR [old rules] GOV.UK: MAN/00EQ/MNR/2025/0709	house, 3 bed	£995	£1,325	£1,050	7 Oct 2026
3 Welton Drive, Wilmslow, SK9 6HF [old rules] GOV.UK: MAN/00EQ/MNR/2026/0327	house	£2,150	£2,350	£2,350	7 Aug 2026
7 Culland Street, Crewe, CW2 6DQ [rules unclear] GOV.UK: MAN/00EQ/MNR/2026/0185	house, 2 bed	£795	£895	£825	27 May 2026
Flat 11, The Limes, 149 Chester Road, Macclesfield, SK11 9PT [old rules] GOV.UK: MAN/00EQ/MNR/2024/0154	flat, 1 bed		£695	£680	21 Jan 2025
21 Weaver Close, Alsager, ST7 2NZ [old rules] GOV.UK: BIR/41UG/MNR/2023/0027	house, 3 bed	£715	£755	£750	20 Nov 2023

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
3a Dean Row Road, Wilmslow, SK9 2PL [old rules] [register entry only] GOV.UK: MAN/00EQ/MNR/2025/0603	flat, 1 bed			£615	8 May 2025

Address, and case ref linked to GOV.UK	Type	Rent before	Landlord proposed	Tribunal decided	Decided
110 Wistaston Road, Crewe, CW2 7RQ [old rules] [register entry only] GOV.UK: MAN/00EQ/MNR/2024/0641	house			£575	30 Jan 2025
27, Blue Cedar Way, Congleton CW12 4ZA [old rules] [housing association / affordable rent] [register entry only] GOV.UK: MAN/00EQ/MNR/2024/0080	house, 1 bed	£574.73	£618.97	£690	1 Jan 2025
41 William Higgins Close Alsager ST7 2GU [old rules] [housing association / affordable rent] [register entry only] GOV.UK: BIR/41UE/MNR/2024/0057	house, 3 bed			£730	16 Jul 2024