

Rent tribunal decisions in County Durham

Generated 16 Oct 2026. All decisions in County Durham.

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

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What the tribunal decided

13 decisions in this search (12 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 (3 of 3)	too few (1 of 1)
Same as the landlord's figure	too few (0 of 4)	too few (0 of 3)	too few (0 of 1)
Above the landlord's figure	too few (0 of 4)	too few (0 of 3)	too few (0 of 1)
Typical cut, where the rent was set lower	too few (n=4)	too few (n=3)	too few (n=1)
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 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 Pilgrims Way, Durham, DH1 1HB GOV.UK: MAN/00EJ/MRA/2026/0034	house, 4 bed	£1,200	£1,700	£1,300	13 Aug 2026
Nimy Cottage, Front Street, Tantobie, Stanley DH9 9RE [old rules] GOV.UK: MAN/00EJ/MNR/2026/0144	house, 3 bed	£800	£1,200	£1,000	22 Jun 2026
Flat 3A, 20 Westbourne Street, Stockton-On-Tees, TS1 83EH [old rules] GOV.UK: MAN/00EF/MNR/2025/1078	flat, 1 bed	£380	£450	£295	19 Mar 2026
8 The Dene Medomsley, Consett DH8 6PS [old rules] GOV.UK: MAN/00EJ/MNR/2025/0912	house, 2 bed	£600	£700	£550	24 Sep 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
5 Delight Court, Dipton, Co Durham, DH9 9XJ [old rules] [housing association / affordable rent] [bills included] GOV.UK: MAN/00EJ/MNR/2026/0136	flat, 1 bed	£613.77	£651.34	£666.68	29 Jun 2026
10 Wadham Close, Peterlee, Durham SR8 2NN [old rules] [register entry only] GOV.UK: MAN/00EJ/MNR/2025/0700	house, 2 bed			£550	9 Apr 2025

Address, and case ref linked to GOV.UK	Type	Rent before	Landlord proposed	Tribunal decided	Decided
6 Cotherstone Close, Consett, DH8 7UE [old rules] [housing association / affordable rent] [register entry only] GOV.UK: MAN/00EJ/MNR/2024/0208	house, 4 bed			£770	16 Sep 2024
20 The Heathers, Esh Winning, Durham, DH7 9NZ [old rules] [housing association / affordable rent] [register entry only] GOV.UK: MAN/00EJ/MNR/2024/0084	house, 2 bed			£866.67	25 Jun 2024
11 Sunderland Bridge, Durham, DH6 5HB [old rules] [register entry only] GOV.UK: MAN/00EJ/MNR/2022/0142	house, 2 bed			£600	13 Dec 2022
20 The Heathers, Esh Winning, Durham, DH7 9NZ [old rules] [housing association / affordable rent] [register entry only] GOV.UK: MAN/00EJ/MNR/2022/0030	house, 2 bed			£611	21 Apr 2022