

Rent tribunal decisions in East Staffordshire

Generated 14 Oct 2026. All decisions in East Staffordshire.

Online version, with every decision: <https://rentrisecheck.uk/area/east-staffordshire?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	100% (5 of 5)
Same as the landlord's figure	0% (0 of 5)
Above the landlord's figure	0% (0 of 5)
Typical cut, where the rent was set lower	-3.8% (n=5)
Typical increase the landlord proposed	+51.5% (n=5)
Typical increase the tribunal decided	+39.4% (n=5)

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
51 Caroline Court, Burton-on-Trent, Staffordshire, DE14 3NG [old rules] GOV.UK: BIR/41UC/MNR/2025/0859	flat, 2 bed	£495	£750	£690	13 Aug 2026
6 Charlotte Court Branston Road Burton on Trent DE14 3TW [rules unclear] GOV.UK: BIR/41UC/MNR/2025/0802	house, 1 bed	£575	£650	£625	18 Jun 2026
28a Church Hill Street, Winshall, Burton-on-Trent, Staffordshire, DE15 0HT [old rules] GOV.UK: BIR/41UC/MNR/2025/0791	flat, 2 bed	£450	£700	£650	8 Jun 2026
Flat 1, 7 Watson Street Burton upon Trent DE14 3AH [old rules] GOV.UK: BIR/00CN/MNR/2025/0628	flat, 1 bed	£400	£450	£440	15 Aug 2025
23 Rangemore Street Burton upon Trent DE14 2ED [old rules] GOV.UK: BIR/41UC/MDT/2024/0600	house, 3 bed	£400	£790	£785	20 Jan 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
22 Shotwood Close, Rolleston-on- Dove, Burton-on-Trent, DE13 0XY [old rules] [register entry only] GOV.UK: BIR/41UC/MNR/2023/0240	house, 2 bed			£800	18 Mar 2024
27 Barker Round Way, Burton-upon-Trent, DE14 2DN [old rules] [register entry only] GOV.UK: BIR/41UC/MNR/2023/0031	house, 3 bed			£875	6 Jul 2023
Room 4, 124 Heath Road, Burton-on-trent, Staffordshire, DE15 9LF [old rules] [room in shared house] [bills included] GOV.UK: BIR/41UC/MNR/2020/0068	room	£385.66	£559	£420	9 Feb 2021
Room 1, 124 Heath Road, Burton-on-trent, Staffordshire, DE15 9LF [old rules] [room in shared house] [bills included] GOV.UK: BIR/41UC/MNR/2020/0067	room	£386	£559	£420	9 Feb 2021