

Rent tribunal decisions in Lancaster

Generated 14 Oct 2026. All decisions in Lancaster.

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

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What the tribunal decided

6 decisions in this search (6 set a rent). In 1, 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 (1 of 1)
Same as the landlord's figure	too few (0 of 1)
Above the landlord's figure	too few (0 of 1)
Typical cut, where the rent was set lower	too few (n=1)
Typical increase the landlord proposed	too few (n=1)
Typical increase the tribunal decided	too few (n=1)

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 1 decision 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
9 Gold Lane, Lancaster, LA1 5TY [old rules] GOV.UK: MAN/30UH/MNR/2026/0078	house, 3 bed	£1,094.50	£1,200	£1,150	19 May 2026

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
16 St James Court, Heysham, Morecambe LA3 2BQ [old rules] [housing association / affordable rent] GOV.UK: MAN/30UH/MNR/2026/0081	flat, 3 bed	£795	£850	£850	5 Jun 2026
12 St James Court Heysham Morecambe LA32BQ [old rules] [housing association / affordable rent] GOV.UK: MAN/30UH/MNR/2026/0071	flat, 2 bed	£725	£775	£775	28 May 2026
Flat 3, 143 Heysham Road, Morecambe, LA3 1DE [old rules] [register entry only] GOV.UK: MAN/30UH/MNR/2025/0862	flat, studio			£340	15 Sep 2025
Flat 4, 36 Victoria Street, Morecambe, LA4 4AJ [old rules] [register entry only] GOV.UK: MAN/30UH/MNR/2025/0688	flat			£350	9 Jul 2025
15 Swallow Wharf, Lancaster LA1 3JA [old rules] [register entry only] GOV.UK: MAN/30UH/MNR/2025/0645	house, 2 bed			£875	9 May 2025