

Rent tribunal decisions in Liverpool

Generated 14 Oct 2026. All decisions in Liverpool.

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

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What the tribunal decided

29 decisions in this search (26 set a rent). In 13, 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	77% (10 of 13)	75% (9 of 12)	too few (1 of 1)
Same as the landlord's figure	15% (2 of 13)	17% (2 of 12)	too few (0 of 1)
Above the landlord's figure	8% (1 of 13)	8% (1 of 12)	too few (0 of 1)
Typical cut, where the rent was set lower	-10.2% (n=10)	-10.4% (n=9)	too few (n=1)
Typical increase the landlord proposed	+12.0% (n=13)	+13.6% (n=12)	too few (n=1)
Typical increase the tribunal decided	+4.9% (n=13)	+5.0% (n=12)	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".

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
717, 1 Stafford Street, Liverpool, L3 8LZ GOV.UK: MAN/00BY/MRA/2026/0038	flat, 1 bed	£1,150	£1,270	£1,180	25 Aug 2026
38 Rhiwlas Street, Liverpool, Merseyside, L8 3UL [old rules] GOV.UK: MAN/00BY/MNR/2026/0334	house, 2 bed	£1,095	£1,149	£1,149	11 Aug 2026
224 Barlows Lane, Liverpool, L9 9JA [old rules] GOV.UK: MAN/00BY/MNR/2026/0236	house, 3 bed	£1,250	£1,400	£1,400	18 Jun 2026
7 Smithdown Grove, Liverpool, L7 3QQ [old rules] GOV.UK: MAN/00BY/MNR/2026/0134	house, 2 bed	£850	£1,100	£900	18 Jun 2026
Flat 4, 37 Peel Street, Liverpool, L8 3SY [old rules] GOV.UK: MAN/00BY/MNR/2026/0135	flat, 1 bed	£500	£700	£665	27 May 2026
19 Kilshaw Street, Liverpool, L6 2BQ [old rules] GOV.UK: MAN/00BY/MNR/2026/0108	house, 3 bed	£600	£950	£1,000	27 May 2026
Apartment 9, 8 Ibbotson's Lane, Liverpool, L17 1AL [old rules] GOV.UK: MAN/00BY/MNR/2026/0172	flat, 3 bed	£2,100	£2,200	£1,600	27 May 2026
Apt. 516, 1 Stafford St, Liverpool, L3 8LY [old rules] GOV.UK: MAN/00BY/MNR/2026/0068	flat, 2 bed	£1,210	£1,395	£1,250	18 May 2026
47 Berkeley Avenue, Liverpool, L12 4YS [old rules] GOV.UK: MAN/00BY/MNR/2025/1051	flat, 2 bed	£600	£725	£625	17 Apr 2026
Apartment 304, Silkhouse Court, 7 Tithebarn Street, Liverpool, L2 2AA [old rules] GOV.UK: MAN/00BY/MNR/2025/1068	flat, studio	£675	£750	£675	17 Apr 2026

Address, and case ref linked to GOV.UK	Type	Rent before	Landlord proposed	Tribunal decided	Decided
21 Mansell Road Liverpool L6 6AY [old rules] GOV.UK: MAN/00BX/MNR/2025/1064	house, 3 bed	£550	£850	£650	17 Apr 2026
Flat 2, 2 McBride Street, Liverpool, L19 2ND [old rules] GOV.UK: MAN/00BY/MNR/2019/0058	flat, 2 bed	£500	£550	£525	27 Sep 2019
66 Burford Road, Liverpool, L16 6AQ [old rules] GOV.UK: MAN/00BY/MNR/2018/0033	house, 3 bed	£628.33	£671.67	£632.67	8 Mar 2019

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
24 Crocus Street, Liverpool L5 7RU [old rules] [register entry only] GOV.UK: MAN/00BY/MNR/2025/0701	house, 2 bed			£650	11 Aug 2025
39, LANGTRY CLOSE, LIVERPOOL, L4 1UZ [old rules] [register entry only] GOV.UK: MAN/00BY/MNR/2025/0742	house, 3 bed			£800	4 Jun 2025
36 York Street, Walton, Liverpool L9 1BW [old rules] [register entry only] GOV.UK: MAN/00BY/MNR/2025/0693	house, 3 bed			£590	30 May 2025
9 The Bridge, Ashbury Brook, 8 Ibbotsons Lane, Liverpool L17 1AL [old rules] [register entry only] GOV.UK: MAN/00BY/MNR/2024/0683	flat, 3 bed			£2,100	22 May 2025
61 Druidville Road, Liverpool, L18 3EN [old rules] [register entry only] GOV.UK: MAN/00BY/MNR/2023/0295	house, 3 bed			£2,500	17 Oct 2023
5 Evergreen Close, Liverpool, Merseyside, L27 8XN [old rules] [register entry only] GOV.UK: MAN/00BY/MNR/2023/0211	house, 3 bed			£545	9 Oct 2023
129 Stalisfield Avenue, Norris Green, Liverpool, L11 2UW [old rules] [register entry only] GOV.UK: MAN/00BY/MNR/2023/0284	house, 3 bed			£930	23 Sep 2023
Apartment 3, 62 Church Road West, Walton, Liverpool, L4 5UF [old rules] [register entry only] GOV.UK: MAN/00BY/MNR/2023/0324	flat, 2 bed			£475	6 Sep 2023
34 Aberdale Road, Liverpool, Merseyside, L13 5YF [old rules] [register entry only] GOV.UK: MAN/00BY/MNR/2019/0080	house, 3 bed			£660	19 Dec 2019
15 Lynas Gardens, Liverpool, L19 9BL [old rules] [register entry only] GOV.UK: MAN/00BY/MNR/2019/0064	flat, 2 bed			£500	20 Nov 2019

Showing the 10 most recent of 13. 3 more, and the rest of this search, are in the full list online: <https://rentrisecheck.uk/area/liverpool?period=all&x=1>