

Rent tribunal decisions in Manchester

Generated 14 Oct 2026. All decisions in Manchester.

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

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What the tribunal decided

61 decisions in this search (56 set a rent). In 19, 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	74% (14 of 19)	76% (13 of 17)	too few (1 of 2)
Same as the landlord's figure	26% (5 of 19)	24% (4 of 17)	too few (1 of 2)
Above the landlord's figure	0% (0 of 19)	0% (0 of 17)	too few (0 of 2)
Typical cut, where the rent was set lower	-8.9% (n=14)	-7.1% (n=13)	too few (n=1)
Typical increase the landlord proposed	+18.8% (n=18)	+19.5% (n=16)	too few (n=2)
Typical increase the tribunal decided	+10.0% (n=18)	+10.0% (n=16)	too few (n=2)

Only 2 new-rules decisions 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
6 Carnaby Street, Manchester, M9 4DF [old rules] GOV.UK: MAN/00BN/MNR/2026/0067	house, 2 bed	£975	£1,050	£975	22 Sep 2026
Flat 64, The Foundry, 2A Lower Chatham Street, Manchester M1 5TF GOV.UK: MAN/00BN/MRA/2026/0043	flat, 2 bed	£1,650	£1,700	£1,450	17 Sep 2026
Apartment 120, Merlin House, 278 Fog Lane, Manchester, M19 1UD [old rules] GOV.UK: MAN/00BN/MNR/2026/0324	flat, 2 bed	£850	£1,000	£950	28 Aug 2026
Westwoods flat 206, Cheetham Hill Road 288, Manchester M8 0WT [old rules] GOV.UK: MAN/00BN/MNR/2026/0283	flat, 1 bed	£750	£850	£800	20 Aug 2026
906 Hyde Rd, Manchester, M18 7LL GOV.UK: MAN/00BN/MRA/2026/0039	house, 4 bed	£1,000	£1,200	£1,200	20 Aug 2026
94 Sandal Street Manchester M40 7EW [old rules] GOV.UK: MAN/00BN/MNR/2026/0290	house, 4 bed	£1,800	£2,000	£2,000	16 Jul 2026
Flat 94, 32 Sheen Gardens, Manchester, M22 5LF [old rules] GOV.UK: MAN/00BN/MNR/2026/0142	flat, 2 bed	£1,100	£1,210	£1,150	8 Jul 2026
77 Langdale Avenue, Levenshulme, Manchester M19 3WS [old rules] GOV.UK: MAN/00BN/MNR/2026/0190	house, 3 bed	£1,220	£1,400	£1,250	6 Jul 2026
35 Devell House, 11 Rusholme Place, Manchester, Greater Manchester, M14 5TG [old rules] GOV.UK: MAN/00BN/MNR/2026/0189	flat, 1 bed	£1,050	£1,300	£1,100	2 Jul 2026

Address, and case ref linked to GOV.UK	Type	Rent before	Landlord proposed	Tribunal decided	Decided
Apt 28 Tudor House 252 Mauldeth Road West Manchester M21 7TH [old rules] GOV.UK: MAN/00BN/MNR/2026/0073	flat, 2 bed	£780	£850	£850	2 Jun 2026
39 Burnage Lane, Manchester, M19 2HZ [old rules] GOV.UK: MAN/00BN/MNR/2025/1020	house, 3 bed	£1,000	£1,300	£1,300	11 May 2026
28 Vaughan Road, Manchester, M21 0YL [old rules] GOV.UK: MAN/00BN/MNR/2025/1041	house, 3 bed	£900	£1,500	£1,200	11 May 2026
31 Bardsley Street, Manchester, M40 1PB [old rules] GOV.UK: MAN/00BN/MNR/2023/0406	house, 2 bed	£600	£850	£600	1 May 2025
22 Vaughan Road, Chorlton, Manchester, M21 0YL [old rules] GOV.UK: MAN/00BN/MNR/2024/0675	house, 3 bed	£1,400	£1,700	£1,650	29 Apr 2025
48 Martingale Court, Cheetham Hill, Manchester, M8 0AR [old rules] GOV.UK: MAN/00BN/MNR/2024/0616	flat, 2 bed	£600	£950	£900	15 Apr 2025
Flat 3 1 Croft Street, Clayton, Manchester M11 4RQ [old rules] GOV.UK: MAN/00BN/MNR/2024/0706	flat, 1 bed	£650	£850	£650	4 Mar 2025
36 Kirkmanshulme Lane, Longsight, Manchester, M12 4WA [old rules] GOV.UK: MAN/00BN/MNR/2024/0023	house, 3 bed	£540	£1,350	£710	24 Feb 2025
10 Nasmyth Street, Cheetham Hill, Manchester, M8 0RG [old rules] GOV.UK: MAN/00BN/MNR/2022/0006	house, 3 bed	£704.17	£785.42	£785.42	15 Aug 2022
790 Hyde Road, Manchester, M18 7JD [old rules] GOV.UK: MAN/00BN/MNR/2020/0016	house, 2 bed		£625	£585	14 Oct 2020

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
Room 8, 20 Pine Road, Manchester, M20 6UZ [old rules] [room in shared house] [bills included] GOV.UK: MAN/00BN/MNR/2026/0105	room	£525	£750	£525	9 Jul 2026
Flat 2, Alexander Court, 30 Beaver Road, Didsbury, Manchester M20 6SX [old rules] [housing association / affordable rent] GOV.UK: MAN/00BN/MNR/2026/0080	flat, 2 bed	£1,295	£1,395	£1,350	6 Jul 2026
Room 5, 26 Milton Grove, Manchester M16 0BP [old rules] [room in shared house] [bills included] GOV.UK: MAN/00BN/MNR/2026/0238	room	£450	£2,000	£450	3 Jul 2026
Flat 4b Jackson Moss, 149 - 151 Upper Chorlton Road, Manchester, M16 7SH [old rules] [housing association / affordable rent] GOV.UK: MAN/00BN/MNR/2026/0263	flat, 3 bed	£1,375	£1,425	£1,425	2 Jul 2026
27 Donnison Street, Manchester, Greater Manchester, M12 5FR [old rules] [housing association / affordable rent] GOV.UK: MAN/00BN/MNR/2026/0177	house, 2 bed	£860	£1,032	£1,032	17 Jun 2026
26 Milton Grove, Manchester, Greater Manchester, M16 0BP [old rules] [bills included] GOV.UK: MAN/00BN/MNR/2026/0220	house, 5 bed	£410	£2,000	£430	6 Jun 2026
Apt. 29, 3 Sheen Gardens, Manchester M22 5LE [old rules] [register entry only] GOV.UK: MAN/00BN/MNR/2025/0673	flat, 2 bed			£975	7 Jul 2025
22 Farrant Road, Longsight, Manchester M12 4PD [old rules] [register entry only] GOV.UK: MAN/00BN/MNR/2025/0725	house, 3 bed			£975	7 Jul 2025

Address, and case ref linked to GOV.UK	Type	Rent before	Landlord proposed	Tribunal decided	Decided
9 Greenlea Avenue, Manchester M18 7NT [old rules] [register entry only] GOV.UK: MAN/00BN/MNR/2025/0781	flat, 2 bed			£675	7 Jul 2025
Flat 6 Rusholme Gardens, 176 Wilmslow Road, Manchester, M14 5LG [old rules] [register entry only] GOV.UK: MAN/00BN/MNR/2024/0254	flat, 1 bed			£750	29 Apr 2025

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