

Rent tribunal decisions in Oldham

Generated 14 Oct 2026. All decisions in Oldham.

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

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What the tribunal decided

10 decisions in this search (9 set a rent). In 2, 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 (2 of 2)
Same as the landlord's figure	too few (0 of 2)
Above the landlord's figure	too few (0 of 2)
Typical cut, where the rent was set lower	too few (n=2)
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 2 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
Flat B, 131 Lord Lane, Failsworth, Manchester, M35 ORZ [old rules] GOV.UK: MAN/00BP/MNR/2026/0201	flat, studio	£525	£700	£600	3 Jul 2026
6 Brandwood, Chadderton, Oldham, OL1 2TP [old rules] GOV.UK: MAN/00BP/MNR/2020/0007	house, 5 bed		£1,950	£1,700	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
9 Waterway Close, Failsworth, Manchester, M35 0TS [old rules] [register entry only] GOV.UK: MAN/00BP/MNR/2023/0451	house, 4 bed			£1,365	19 Mar 2025
63 Queens Road, Oldham OL9 9HR [old rules] [register entry only] GOV.UK: MAN/00BP/MNR/2024/0236	house, 2 bed			£760	27 Jan 2025
6 Malvern Street, Oldham OL8 1TT [old rules] [register entry only] GOV.UK: MAN/00BP/MNR/2024/0200	house, 3 bed			£850	27 Jan 2025
5 Greenhill Terraces, Oldham OL4 1EX [old rules] [register entry only] GOV.UK: MAN/00BP/MNR/2024/0646	house, 3 bed			£800	27 Jan 2025

Address, and case ref linked to GOV.UK	Type	Rent before	Landlord proposed	Tribunal decided	Decided
2 Almond Road, Oldham, Lancashire, OL4 2PF [old rules] [register entry only] GOV.UK: MAN/00BP/MNR/2022/0173	house, 2 bed			£655	21 Feb 2023
7 Hey Top, Greenfield, Oldham, OL3 7NB [old rules] [register entry only] GOV.UK: MAN/00BP/MNR/2021/0042	house, 3 bed			£795	8 Dec 2021
75 Egerton Street, Oldham, OL1 3UQ [old rules] [register entry only] GOV.UK: MAN/00BP/MNR/2019/0041	flat, 2 bed			£475	19 Jul 2019