

Rent tribunal decisions in Rochdale

Generated 16 Oct 2026. All decisions in Rochdale.

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

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What the tribunal decided

12 decisions in this search (12 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	Old rules	New rules
Set below the landlord's figure	60% (3 of 5)	too few (2 of 3)	too few (1 of 2)
Same as the landlord's figure	40% (2 of 5)	too few (1 of 3)	too few (1 of 2)
Above the landlord's figure	0% (0 of 5)	too few (0 of 3)	too few (0 of 2)
Typical cut, where the rent was set lower	too few (n=3)	too few (n=2)	too few (n=1)
Typical increase the landlord proposed	+41.7% (n=5)	too few (n=3)	too few (n=2)
Typical increase the tribunal decided	+16.9% (n=5)	too few (n=3)	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".

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
24 Casson Gate, Rochdale OL12 0QA _Relisted [old rules] GOV.UK: MAN/00BO/MNR/2026/0096	house, 3 bed	£600	£850	£850	15 Sep 2026
Flat No 14, 45 Arkwright Avenue, Rochdale, England, OL16 2BS GOV.UK: MAN/00BP/MRA/2026/0036	flat, 2 bed	£1,000	£1,030	£990	29 Jul 2026
43 Co-Operative Road, Middleton, M24 2YU GOV.UK: MAN/00BO/MRA/2026/0015	house, 3 bed	£1,225	£1,340	£1,340	28 Jul 2026
3 Sussex Street, Rochdale, OL11 1EL [old rules] GOV.UK: MAN/00BO/MNR/2025/1029	house, 2 bed	£700	£1,200	£875	23 Feb 2026
78 Prettywood, Bury, BL9 7HX [old rules] GOV.UK: MAN/00BM/MNR/2021/0108	house, 4 bed	£770	£1,250	£900	15 Aug 2022

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
81 Shrewsbury Close Middleton Manchester M24 6BZ [rules unclear] [register entry only] GOV.UK: MAN/00BN/MNR/2024/0688	house, 3 bed			£1,300	16 Jun 2026

Address, and case ref linked to GOV.UK	Type	Rent before	Landlord proposed	Tribunal decided	Decided
3 Farewell Close, Rochdale, OL11 3DS [old rules] [register entry only] GOV.UK: MAN/00BO/MNR/2025/0935	house, 2 bed			£850	23 Feb 2026
36 Norwich St, Rochdale, OL11 1JA [old rules] [register entry only] GOV.UK: MAN/00BO/MNR/2025/1035	house, 3 bed			£1,350	23 Feb 2026
10 Ulster Avenue Rochdale OL11 3RG [old rules] [register entry only] GOV.UK: MAN/00BO/MNR/2025/0931	house, 2 bed			£765	25 Nov 2025
203 Milkstone Road, Rochdale, OL11 1LZ [old rules] [register entry only] GOV.UK: MAN/00BO/MNR/2024/0701	house, 2 bed			£995	15 Apr 2025
85 Abbey House, Middleton, Manchester, M24 6HQ [old rules] [register entry only] GOV.UK: MAN/00BO/MNR/2024/0120	house, 3 bed			£800	19 Mar 2025
8 Banktop Street, Heywood, OL10 4PT [old rules] [register entry only] GOV.UK: MAN/00BO/MNR/2024/0660	house, 2 bed			£925	19 Mar 2025