

Rent tribunal decisions in Salford

Generated 14 Oct 2026. All decisions in Salford.

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

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What the tribunal decided

43 decisions in this search (42 set a rent). In 17, 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	71% (12 of 17)	67% (8 of 12)	too few (3 of 4)
Same as the landlord's figure	29% (5 of 17)	33% (4 of 12)	too few (1 of 4)
Above the landlord's figure	0% (0 of 17)	0% (0 of 12)	too few (0 of 4)
Typical cut, where the rent was set lower	-4.0% (n=12)	-5.9% (n=8)	too few (n=3)
Typical increase the landlord proposed	+13.2% (n=16)	+11.1% (n=11)	too few (n=4)
Typical increase the tribunal decided	+9.5% (n=16)	+7.9% (n=11)	too few (n=4)

Only 4 new-rules decisions here, too few to show a pattern.

All includes 1 decision where we can't tell which rules applied.

"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
78 Velveteen Crescent, Worsley, Greater Manchester, M28 3ZQ [old rules] GOV.UK: MAN/00BR/MNR/2026/0328	house, 3 bed	£1,375	£1,420	£1,375	13 Aug 2026
Apartment 27, Emphyrean Block 6, 11 Clarence Street, Salford, M7 1BU GOV.UK: MAN/00BR/MNR/2026/0320	flat, 1 bed	£885	£1,130	£990	11 Aug 2026
57, 2 Fenman Mews, Worlsey, Manchester M28 3YU GOV.UK: MAN/00BR/MRA/2026/0030	flat, 2 bed	£895	£1,035	£995	11 Aug 2026
16 Grasmere Road, Manchester, M27 5WR [old rules] GOV.UK: MAN/00BR/MNR/2026/0278	house, 2 bed	£700	£1,050	£970	7 Aug 2026
Apartment 25, 5 Clarence Street, Block 3, Salford, Greater Manchester, M7 1BR GOV.UK: MAN/00BR/MRA/2026/0042	flat, 2 bed	£1,085	£1,250	£1,225	4 Aug 2026
26 Canavan Way, Salford, Manchester, M7 1AZ [old rules] GOV.UK: BIR/37UD/MRA/2026/0005	house, 3 bed	£1,200	£1,295	£1,295	23 Jul 2026
Apt 14, 19 Blyth Avenue, Eccles M30 0YQ [old rules] GOV.UK: MAN/00BR/MNR/2026/0326	flat, 2 bed	£980	£1,030	£1,030	10 Jul 2026
3 Sussex Street, Salford, M7 1BN GOV.UK: MAN/00BR/MRA/2026/0009	house, 3 bed	£1,495	£1,535	£1,535	10 Jul 2026
139 Newearth Road, Worsley, Manchester, M28 7UL [old rules] GOV.UK: MAN/00BN/MNR/2026/0047	house, 3 bed	£725	£1,200	£1,200	30 Jun 2026

Address, and case ref linked to GOV.UK	Type	Rent before	Landlord proposed	Tribunal decided	Decided
Apartment 3, 5 Clarence Street, Salford, Greater Manchester, M7 1BR [rules unclear] GOV.UK: MAN/00BR/MNR/2026/0213	flat, 2 bed	£1,140	£1,255	£1,215	26 Jun 2026
25 Empyrean, 1 Clarence Street (Block 1), Salford, Lancashire, M7 1BP [old rules] GOV.UK: MAN/00BR/MNR/2026/0228	flat, 1 bed	£885	£1,020	£1,020	2 Jun 2026
56 Jenny Street Worsley Manchester M283ZJ [old rules] GOV.UK: MAN/00BR/MNR/2026/0119	house, 2 bed	£900	£1,000	£900	19 May 2026
211 Adelphi Wharf 3, 7 Adelphi Street, Salford, M3 6GH [old rules] GOV.UK: MAN/00BR/MNR/2025/1072	flat, 1 bed	£975	£1,025	£1,000	11 May 2026
302 Maritime Court 295 Ordsall Lane Salford M5 3QE [old rules] GOV.UK: MAN/00BR/MNR/2025/1005	flat, 1 bed	£975	£1,043	£1,000	23 Oct 2025
192 Manchester Road East, Little Hulton M38 9LG [old rules] GOV.UK: MAN/00BN/MNR/2025/0909	house, 2 bed	£500	£895	£710	1 Aug 2025
160 Ladywell Point, Pilgrims Way, Eccles New Road, Salford, M50 1AW [old rules] GOV.UK: MAN/00BR/MNR/2024/0679	flat, 2 bed	£675	£1,100	£925	4 Mar 2025
25 Laburnum Road, Manchester, M28 7EL [old rules] GOV.UK: MAN/00BN/MNR/2024/0074	house, 3 bed		£1,275	£1,250	22 Jul 2024

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
144 Delaney Heights, Cannon Street, Salford M3 6FE [old rules] [housing association / affordable rent] GOV.UK: MAN/00BR/MNR/2026/0175	flat, 1 bed	£703.78	£737.58	£737.58	11 Sep 2026
25A Duffield Road, Salford, Lancashire, M6 7RE [old rules] [bills included] GOV.UK: MAN/00BR/MNR/2026/0183	house, 1 bed	£320	£2,000	£420	6 Jun 2026
5 Barrfield Road, Salford, Manchester M6 7EL [old rules] [bills included] GOV.UK: MAN/00BR/MNR/2026/0205	house, 1 bed	£525	£2,000	£600	6 Jun 2026
5 Barrfield Road, Salford, Manchester M6 7EL [old rules] [bills included] GOV.UK: MAN/00BR/MNR/2026/0214	house	£500	£2,000	£550	3 Jun 2026
5 Barrfield Road, Salford, M6 7EL [old rules] [bills included] GOV.UK: MAN/00BR/MNR/2026/0216	house	£500	£2,000	£600	3 Jun 2026
58 Hampden Court, Eccles, Salford M30 0QY [old rules] [register entry only] GOV.UK: MAN/00BR/MNR/2024/0690	house, 2 bed			£670	24 Jun 2025
11 Old Lane, Little Hulton, M38 9RT [old rules] [register entry only] GOV.UK: MAN/00BR/MNR/2024/0628	house, 2 bed			£650	23 Apr 2025
26 Holyoake Road, Worsley, Manchester, M28 3DL [old rules] [register entry only] GOV.UK: MAN/00BN/MNR/2024/0664	house, 3 bed			£1,125	23 Apr 2025
42 Yew Street, Salford, M7 2HL [old rules] [register entry only] GOV.UK: MAN/00BR/MNR/2024/0705	house, 2 bed			£1,100	1 Apr 2025
205 Castle Irwell, Cromwell Road, Salford, M6 6NP [old rules] [register entry only] GOV.UK: MAN/00BR/MNR/2024/0113	house, 3 bed			£1,550	22 Jul 2024

Showing the 10 most recent of 23. 13 more, and the rest of this search, are in the full list online: <https://rentrisecheck.uk/area/salford?period=all&x=1>