

Rent tribunal decisions in Sandwell

Generated 16 Oct 2026. All decisions in Sandwell.

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

Source: First-tier Tribunal (Property Chamber) decisions published on GOV.UK. Contains public sector information licensed under the Open Government Licence v3.0. Rent Rise Check is an independent project, not part of the tribunal, HM Courts & Tribunals Service or GOV.UK. Contact: hello@rentrisecheck.uk. The rent figures were read from each decision automatically; each case reference below links to the original decision on GOV.UK (on paper, search GOV.UK for the reference). GOV.UK guidance and form MR1: <https://www.gov.uk/guidance/apply-for-an-open-market-rent-determination>

What the tribunal decided

29 decisions in this search (29 set a rent). In 15, 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	67% (10 of 15)	62% (8 of 13)	too few (1 of 1)
Same as the landlord's figure	33% (5 of 15)	38% (5 of 13)	too few (0 of 1)
Above the landlord's figure	0% (0 of 15)	0% (0 of 13)	too few (0 of 1)
Typical cut, where the rent was set lower	-10.6% (n=10)	-10.6% (n=8)	too few (n=1)
Typical increase the landlord proposed	+38.5% (n=15)	+38.5% (n=13)	too few (n=1)
Typical increase the tribunal decided	+18.2% (n=15)	+18.2% (n=13)	too few (n=1)

Only 1 new-rules decision 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
62 Rosefield Road, Smethwick, B67 6DX [old rules] GOV.UK: BIR/00CS/MNR/2025/0784	house, 2 bed	£650	£900	£800	20 Aug 2026
22 Church St., Tipton, West Midlands, DY4 7SR [old rules] GOV.UK: BIR/00CS/MNR/2026/0025	flat, 2 bed	£385	£800	£750	18 Aug 2026
29 Thistle Way, West Bromwich, West Midlands, B71 3PB GOV.UK: BIR/00CS/MRA/2026/0013	house, 3 bed	£1,360	£1,500	£1,360	11 Aug 2026
55 Wallace Road, Oldbury, West Midlands, B69 1HL [old rules] GOV.UK: BIR/00CS/MNR/2026/0100	house, 3 bed	£1,100	£1,300	£1,300	2 Jul 2026
20 Roman Way, West Bromwich, B71 3NZ [old rules] GOV.UK: BIR/00CS/MNR/2026/0150	house, 2 bed	£1,185	£1,275	£1,275	2 Jul 2026
6a New Meeting Street Oldbury B69 4DG [rules unclear] GOV.UK: BIR/00CS/MNR/2025/0809	flat, 2 bed	£650	£950	£825	18 Jun 2026
Flat 16 Principal Court, Firs Lane, Smethwick, West Midlands, B67 6EL [old rules] GOV.UK: BIR/00CS/MNR/2026/0052	flat, 2 bed	£795	£825	£825	27 May 2026
73 Durban Street, Smethwick, B66 3SG [old rules] GOV.UK: BIR/00CS/MNR/2025/0744	house, 2 bed	£700	£1,000	£750	12 May 2026
69 Crankhall Lane Wednesbury WS10 0EG [old rules] GOV.UK: BIR/00CS/MNR/2025/0827	house, 3 bed	£600	£995	£600	7 May 2026

Address, and case ref linked to GOV.UK	Type	Rent before	Landlord proposed	Tribunal decided	Decided
17 Westfield Road, Smethwick, West Midlands, B67 6AW [old rules] GOV.UK: BIR/00CS/MNR/2025/0600	house, 3 bed	£900	£1,000	£900	16 Apr 2026
56 Smeaton Avenue, Smethwick, Birmingham, B66 2EJ [old rules] GOV.UK: BIR/00CN/MNR/2025/0757	house, 4 bed	£1,150	£1,225	£1,225	4 Mar 2026
134 Rosefield Road Smethwick Birmingham B67 6DZ [old rules] GOV.UK: BIR/00CS/MNR/2025/0609	house, 3 bed	£575	£975	£950	29 Aug 2025
67 Windmill Lane Smethwick Birmingham B66 3ES [old rules] GOV.UK: BIR/00CS/MNR/2024/0197	house, 5 bed	£700	£1,500	£1,000	12 Feb 2025
7 Cumberland Road, West Bromwich, B71 1HP [old rules] GOV.UK: BIR/00CS/MNR/2024/0166	house, 3 bed	£650	£900	£850	23 Sep 2024
27 Warwick Gardens, Tividale, Oldbury, B69 3JB [old rules] GOV.UK: BIR/00CS/MNR/2022/0077	house, 5 bed	£850	£1,100	£1,100	8 Dec 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
10 Cuin Road, Smethwick, B66 3TU [old rules] [register entry only] GOV.UK: BIR/00CS/MNR/2024/0198	house			£950	29 Jan 2025
163 Lightwoods Road, B67 5AZ [old rules] [register entry only] GOV.UK: BIR/00CS/MNR/2024/0201	house			£800	13 Dec 2024
10 Coleman Road, Wednesbury, WS10 9QF [old rules] [register entry only] GOV.UK: BIR/00CU/MNR/2023/0274	house, 3 bed			£875	6 Jun 2024
68a Carisbrooke Road, Wednesbury, WS10 0JA [old rules] [register entry only] GOV.UK: BIR/00CU/MNR/2024/0024	house, 4 bed			£1,000	20 May 2024
40 Denby Way, Cradley Heath, B64 5RD [old rules] [register entry only] GOV.UK: BIR/00CS/MNR/2023/0263	house, 3 bed			£1,050	19 Mar 2024
976 Walsall Road, Great Barr, Birmingham, B42 1TQ [old rules] [register entry only] GOV.UK: BIR/00CN/MNR/2023/0183	flat, 2 bed			£700	5 Dec 2023
3 Smeaton Avenue, Smethwick, Birmingham, B66 2EG [old rules] [register entry only] GOV.UK: BIR/00CS/MNR/2023/0127	house, 2 bed			£875	24 Oct 2023
42 Great Arthur Street, Smethwick, Birmingham, B66 1DH [old rules] [housing association / affordable rent] [register entry only] GOV.UK: BIR/00CS/MNR/2023/0081	flat, 1 bed			£511.46	17 Aug 2023
14 Mehdi Road, Oldbury, B69 2GE [old rules] [register entry only] GOV.UK: BIR/00CS/MNR/2023/0035	house, 3 bed			£1,000	2 Jun 2023
17 Narel Sharpe Close, Smethwick, B66 1TU [old rules] [register entry only] GOV.UK: BIR/00CS/MNR/2022/0100	house, 5 bed			£1,100	26 Feb 2023

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/sandwell?period=all&x=1>