

Rent tribunal decisions in Sheffield

Generated 15 Oct 2026. All decisions in Sheffield.

Online version, with every decision: <https://rentrisecheck.uk/area/sheffield?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

18 decisions in this search (16 set a rent). In 3, 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 3)
Same as the landlord's figure	too few (1 of 3)
Above the landlord's figure	too few (0 of 3)
Typical cut, where the rent was set lower	too few (n=2)
Typical increase the landlord proposed	too few (n=3)
Typical increase the tribunal decided	too few (n=3)

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 3 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
6 Lismore Road, Sheffield, S8 9JD [old rules] GOV.UK: MAN/00CG/MNR/2025/0619	house, 2 bed	£1,213.33	£1,993.33	£1,213.33	23 Apr 2025
The Coach House, 16a Priory Road, Sheffield, S7 1LW [old rules] GOV.UK: MAN/00CG/MNR/2024/0204	house	£850	£900	£900	30 Sep 2024
Reasons - 105 GREENWOOD ROAD, SHEFFIELD [old rules] GOV.UK: MAN/00CG/MNR/2023/0048	house, 2 bed	£550	£625	£595	12 Oct 2023

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
Apt 57 Columbia Place, 77 Fornham Street, Sheffield S2 4AR [old rules] [housing association / affordable rent] [register entry only] GOV.UK: MAN/00CG/MNR/2025/0728	flat, 1 bed			£650	28 May 2025
29 Skipsea Road Sheffield S2 1BT [old rules] [register entry only] GOV.UK: MAN/00CG/MNR/2025/0617	house, 3 bed			£1,250	1 Apr 2025
21 Noehill Road, Sheffield, S2 1QW [old rules] [housing association / affordable rent] [register entry only] GOV.UK: MAN/00CG/MNR/2024/0086	house, 3 bed			£562.25	11 Jun 2024

Address, and case ref linked to GOV.UK	Type	Rent before	Landlord proposed	Tribunal decided	Decided
16 Bubwith Road, Sheffield, S9 1DB [old rules] [housing association / affordable rent] [register entry only] GOV.UK: MAN/00CG/MNR/2024/0094	flat			£433.33	11 Jun 2024
Flat 22, Penistone House, Kelham Mills, Block C, 5 Adelaide Lane, Sheffield, S3 8BJ [old rules] [housing association / affordable rent] GOV.UK: MAN/00CG/MNR/2024/0095	flat, 2 bed	£722.24	£797.84	£750	11 Jun 2024
203 West One Tower, 7 Cavendish Street, Sheffield, S3 7SH [old rules] [register entry only] GOV.UK: MAN/00CG/MNR/2023/0308	flat			£1,000	12 Jan 2024
5 Alms Hill Glade, Sheffield, S11 9SS [old rules] [register entry only] GOV.UK: MAN/00CG/MNR/2023/0306	house, 4 bed			£1,380	23 Nov 2023
105 Greenwood Road, Sheffield, S9 4GW [old rules] [register entry only] GOV.UK: MAN/00CG/MNR/2023/0048	house, 2 bed			£595	12 Oct 2023
9 Bowness Road, Sheffield, S6 2PQ [old rules] [register entry only] GOV.UK: MAN/00CG/MNR/2022/0198	house, 3 bed			£325	19 Apr 2023
12 Headford Grove, Sheffield, S3 7XD [old rules] [housing association / affordable rent] [register entry only] GOV.UK: MAN/00CG/MNR/2020/0020	flat, 2 bed			£422.63	19 Jun 2020

Showing the 10 most recent of 12. 2 more, and the rest of this search, are in the full list online: <https://rentrisecheck.uk/area/sheffield?period=all&x=1>