

Rent tribunal decisions in Solihull

Generated 14 Oct 2026. All decisions in Solihull.

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

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What the tribunal decided

10 decisions in this search (9 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
159 Summerfield Road Solihull B92 8PT [old rules] GOV.UK: BIR/00CT/MNR/2025/0658	house, 3 bed	£800	£1,100	£1,000	9 Sep 2025
159 Summerfield Road Solihull B91 8PT [old rules] GOV.UK: BIR/00CT/MNR/2024/0127	house, 3 bed	£725	£800	£800	17 Sep 2024
8 Blythewood Close, Solihull, West Midlands B91 3HL [old rules] GOV.UK: BIR/00CT/MNR/2018/0054	house, 4 bed	£1,200	£1,500	£1,300	13 Nov 2018

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
36 School Close, Kinghurst, B37 6BN [old rules] [register entry only] GOV.UK: BIR/00CT/MNR/2024/0026	house, 3 bed			£1,050	20 May 2024
Flat 13 Dingle Court, Dingle Lane, Solihull, B91 3PF [old rules] [register entry only] GOV.UK: BIR/00CT/MNR/2023/0271	flat, 1 bed			£625	14 Mar 2024
17 Holliars Grove, Solihull, West Midlands, B37 6ET [old rules] [register entry only] GOV.UK: BIR/00CT/MNR/2023/0111	house, 3 bed			£950	12 Sep 2023

Address, and case ref linked to GOV.UK	Type	Rent before	Landlord proposed	Tribunal decided	Decided
118 Pailton Road, Shirley, Solihull, West Midlands B90 3NX [old rules] [housing association / affordable rent] [register entry only] GOV.UK: BIR/00CT/MNR/2020/0026	flat, 1 bed			£541.23	1 Jun 2020
153 Dovehouse Lane, Solihull, West Midlands, B91 2ER [old rules] [register entry only] GOV.UK: BIR/00CT/MNR/2019/0058	house, 4 bed			£880	14 Feb 2020