

Rent tribunal decisions in Stoke-on-Trent

Generated 15 Oct 2026. All decisions in Stoke-on-Trent.

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

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What the tribunal decided

6 decisions in this search (6 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
35 Mayer Street Hanley Stoke-on Trent ST1 2 [old rules] GOV.UK: BIR/00GL/MNR/2025/0834	house, 2 bed	£695	£750	£725	17 Jul 2026
216 Ruxley Road, Stoke-on-Trent, ST2 9BN [old rules] GOV.UK: BIR/00GL/MNR/2025/0623	house, 3 bed	£710	£850	£800	11 Jun 2026
2 Fairways House St Andrews Square Stoke on Trent ST4 7GB [old rules] GOV.UK: BIR/00CN/MNR/2025/0629	flat, 2 bed	£675	£795	£795	29 Aug 2025

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
48 Eaton Street Stoke on Trent ST1 2DG [old rules] [register entry only] GOV.UK: BIR/00GL/MNR/2024/0170	house, 2 bed			£600	12 Dec 2024
417 Waterloo Road Hanley Stoke on Trent ST1 5DT [old rules] [register entry only] GOV.UK: BIR/41UG/MNR/2024/0195	house, 2 bed			£450	12 Dec 2024
40 Smith Child Street, Stoke-on-Trent, ST6 5HB [old rules] [register entry only] GOV.UK: BIR/00GL/MNR/2023/0131	house, 3 bed			£650	20 Dec 2023