

Rent tribunal decisions in Tameside

Generated 15 Oct 2026. All decisions in Tameside.

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

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What the tribunal decided

15 decisions in this search (15 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 (3 of 3)
Same as the landlord's figure	too few (0 of 3)
Above the landlord's figure	too few (0 of 3)
Typical cut, where the rent was set lower	too few (n=3)
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
123 Trafalgar Street, Ashton-under-Lyne OL7 0HN [old rules] GOV.UK: MAN/00BT/MNR/2026/0212	house, 2 bed	£850	£900	£850	15 Sep 2026
2 Carter Close, Manchester M34 6AH [old rules] GOV.UK: MAN/00BT/MNR/2026/0188	flat, 2 bed	£895	£966	£900	6 Jul 2026
5 Union Close, Hattersley, Hyde, Hyde, SK14 3GJ [old rules] GOV.UK: MAN/00BT/MNR/2026/0252	house, 2 bed	£1,250	£1,150	£1,125	3 Jun 2026

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
Room 2, 23 Stockport Road, Ashton-under-Lyne OL7 0LA _Relisted [old rules] [room in shared house] [bills included] GOV.UK: MAN/00BT/MNR/2026/0094	room	£675	£725	£700	15 Sep 2026
Room 3, 23 Stockport Road, Ashton Under Lyne, OL7 0LA [old rules] [room in shared house] [bills included] GOV.UK: MAN/00BT/MNR/2026/0090	room	£575	£625	£600	19 May 2026
Flat B, 1 Ashton Road, Denton, M34 3LF [old rules] [register entry only] GOV.UK: MAN/00BT/MNR/2025/1033	flat			£550	23 Feb 2026

Address, and case ref linked to GOV.UK	Type	Rent before	Landlord proposed	Tribunal decided	Decided
31 Hyde Road, Denton, Tameside, Manchester M34 3AF [old rules] [register entry only] GOV.UK: MAN/00BT/MNR/2025/0601	house, 2 bed			£500	1 May 2025
14 Osborne Road, Gee Cross, Hyde, Cheshire, SK14 5PY [old rules] [register entry only] GOV.UK: MAN/00BT/MNR/2019/0038	house, 2 bed			£550	13 Sep 2019
45 Ashton House, Old Mill Wharf, Droylsden, Manchester, M43 6ST [old rules] [register entry only] GOV.UK: MAN/00BT/MNR/2019/0032	flat, 1 bed			£575	3 Jul 2019
34 Ashton House, Old Mill Wharf, Droylsden, Manchester, M43 6ST [old rules] [register entry only] GOV.UK: MAN/00BT/MNR/2019/0027	flat, 2 bed			£675	3 Jul 2019
32 Ashton House, Old Mill Wharf, Droylsden, Manchester, Lancashire, M43 6ST [old rules] [register entry only] GOV.UK: MAN/00BT/MNR/2019/0035	flat, 2 bed			£675	3 Jul 2019
22 Calder House, Old Mill Wharf, Droylsden, Manchester, Lancashire, M43 6ST [old rules] [register entry only] GOV.UK: MAN/00BT/MNR/2019/0018	flat, 1 bed			£575	22 May 2019
44 Ashton House, Old Mill Wharf, Droylsden, Manchester, M43 6ST [old rules] [register entry only] GOV.UK: MAN/00BT/MNR/2019/0021	flat, 2 bed			£675	22 May 2019

Showing the 10 most recent of 11. 1 more, and the rest of this search, are in the full list online: <https://rentrisecheck.uk/area/tameside?period=all&x=1>