

Rent tribunal decisions in Walsall

Generated 15 Oct 2026. All decisions in Walsall.

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

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What the tribunal decided

24 decisions in this search (22 set a rent). In 7, 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	57% (4 of 7)
Same as the landlord's figure	43% (3 of 7)
Above the landlord's figure	0% (0 of 7)
Typical cut, where the rent was set lower	too few (n=4)
Typical increase the landlord proposed	+18.2% (n=6)
Typical increase the tribunal decided	+12.1% (n=6)

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 7 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
16 Hadley Way Walsall WS2 7LL [old rules] GOV.UK: BIR/00CU/MNR/2026/0056	house, 3 bed	£995	£1,200	£1,100	6 Aug 2026
10 Queen Elizabeth Avenue, Walsall, WS2 0HG [old rules] GOV.UK: BIR/00CU/MNR/2025/0621	house, 3 bed	£800	£900	£900	11 Jun 2026
19 Fellows Park Gardens Walsall WS2 9DT [old rules] GOV.UK: BIR/00CU/MNR/2025/0632	flat, 1 bed	£600	£695	£670	29 Aug 2025
1 Great Bridge Road Bilston WV14 8NS [old rules] GOV.UK: BIR/00CR/MNR/2024/0187	house, 3 bed		£900	£900	29 Nov 2024
Flat A 5 Dorsett Road, Darlaston, Wednesbury, WS10 8TW [old rules] GOV.UK: BIR/00CU/MNR/2024/0008	flat, 2 bed	£500	£800	£700	20 May 2024
3 Fusion Way, Darlaston, Wednesbury, WS10 8WB [old rules] GOV.UK: BIR/00CU/MNR/2023/0143	house, 3 bed	£785	£960	£935	14 Mar 2024
12 Laurel Court, Walsall, WS1 4HD [old rules] GOV.UK: BIR/00CU/MNR/2022/0011	flat, 1 bed	£366.69	£382.33	£382.33	18 Jul 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
66 Finery Road Wednesbury West Midlands WS107TF [old rules] [housing association / affordable rent] GOV.UK: BIR/00CU/MNR/2025/0087	house, 3 bed	£755.61	£866.55	£1,000	17 Jun 2026
Flat 21, Lower North St., Walsall, WS4 2BB [old rules] [housing association / affordable rent] GOV.UK: BIR/00CU/MNR/2025/0622	flat, 1 bed	£429.68	£478.57	£500	30 Oct 2025
65 Harrowby Place Willenhall WV13 2RA [old rules] [register entry only] GOV.UK: BIR/00CU/MNR/2024/0138	house, 3 bed			£600	17 Sep 2024
11 Barford Close, Wednesbury, WS10 8YE [old rules] [register entry only] GOV.UK: BIR/00CU/MNR/2024/0125	house, 1 bed			£600	25 Jul 2024
144 Walsall Road, Wednesbury, WS10 9JX [old rules] [register entry only] GOV.UK: BIR/00CU/MNR/2024/0072	house, 5 bed			£900	19 Jul 2024
11 Weston Street Walsall, WS1 4EQ [old rules] [register entry only] GOV.UK: BIR/00CU/MNR/2023/0244	house, 3 bed			£950	26 Apr 2024
Room 3 2 Walsall Street, Willenhall, West Midlands, WV13 2EX [old rules] [room in shared house] [register entry only] GOV.UK: BIR/00CU/MNR/2023/0174	room			£460	8 Jan 2024
1 Chetwynd Close, Walsall, WS2 0NB [old rules] [register entry only] GOV.UK: BIR/00CU/MNR/2023/0162	house, 3 bed			£950	19 Dec 2023
5 Hardwick Court, Wood Lane, Sutton Coldfield, B74 3LH [old rules] [register entry only] GOV.UK: BIR/00CN/MNR/2023/0188	flat, 2 bed			£750	12 Dec 2023
39 Evesham Crescent, Mossley Estate, Walsall, WS3 2TL [old rules] [register entry only] GOV.UK: BIR/00CU/MNR/2023/0130	house, 3 bed			£735	24 Oct 2023

Showing the 10 most recent of 15. 5 more, and the rest of this search, are in the full list online: <https://rentrisecheck.uk/area/walsall?period=all&x=1>