

Rent tribunal decisions in Ashford

Generated 14 Oct 2026. All decisions in Ashford.

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

5 decisions in this search (4 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 (1 of 3)
Same as the landlord's figure	too few (2 of 3)
Above the landlord's figure	too few (0 of 3)
Typical cut, where the rent was set lower	too few (n=1)
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
23 Sussex Avenue, Ashford, TN24 8ND [old rules] GOV.UK: HAV/29UB/MNR/2026/0169	house, 3 bed	£1,350	£1,450	£1,350	3 Aug 2026
101 Laurens Van Der Post Way, Ashford, Kent, TN23 3GW [old rules] GOV.UK: HAV/29UB/MNR/2024/0517	house, 4 bed	£1,550	£1,750	£1,750	22 Oct 2024
19 Champion Close, Ashford, Kent, TN25 4EF [old rules] GOV.UK: CHI/29UB/MNR/2020/0083	house, 4 bed	£2,000	£2,350	£2,350	9 Dec 2020

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
Flat 9A, Wellesley Villas, Wellesley Road, Ashford, Kent, TN24 8EL [old rules] [bills included] GOV.UK: CHI/29UB/MNR/2019/0009	flat	£400	£1,105	£850	29 Apr 2019