

Rent tribunal decisions in Barking and Dagenham

Generated 15 Oct 2026. All decisions in Barking and Dagenham.

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

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What the tribunal decided

25 decisions in this search (24 set a rent). In 17, 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	82% (14 of 17)
Same as the landlord's figure	18% (3 of 17)
Above the landlord's figure	0% (0 of 17)
Typical cut, where the rent was set lower	-13.2% (n=14)
Typical increase the landlord proposed	+27.3% (n=17)
Typical increase the tribunal decided	+10.5% (n=17)

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".

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
5 Sterry Road, Dagenham, RM10 8PB [old rules] GOV.UK: LON/00AB/MNR/2026/0078	house, 3 bed	£1,400	£2,200	£1,785	17 Jun 2026
4 Lichfield Road Dagenham RM8 2AT [old rules] GOV.UK: LON/00AB/MNR/2026/0096	house, 3 bed	£1,700	£2,200	£2,200	12 Jun 2026
48a Meadow Road, Barking, Essex, IG11 9QS [old rules] GOV.UK: LON/00AB/MNR/2026/0262	house, 2 bed	£1,150	£1,850	£1,526.25	12 Jun 2026
Flat 2, 201 Oxlow Lane, Dagenham, RM10 7YA [old rules] GOV.UK: LON/00AB/MNR/2026/0209	flat, 2 bed	£1,600	£1,700	£1,650	5 Jun 2026
9 Butteridges Close, Dagenham RM9 6YD [old rules] GOV.UK: LON/00AB/MNR/2026/0075	flat, 2 bed	£1,100	£1,600	£1,350	27 May 2026
Flat 329 Academy Court, 566 Longbridge Road, Dagenham, RM8 2FF [old rules] GOV.UK: LON/00AB/MNR/2025/0826	flat	£1,300	£1,800	£1,700	19 May 2026
21 David Road, Dagenham, RM8 1RH [old rules] GOV.UK: LON/00AB/MNR/2026/0117	house, 2 bed	£1,850	£2,000	£2,000	18 May 2026
22 Gainsborough Road, Dagenham, Essex, RM8 2D [old rules] GOV.UK: LON/00AB/MNR/2025/1011	house, 3 bed	£1,600	£2,350	£1,995	27 Mar 2026
Apartment 30, Barking Magistrate Court, 44-48 East Street. Barking, London, IG11 8FA [old rules] GOV.UK: LON/00AB/MNR/2025/0704	flat, 1 bed	£1,300	£1,425	£1,350	24 Jun 2025

Address, and case ref linked to GOV.UK	Type	Rent before	Landlord proposed	Tribunal decided	Decided
111 Galleons Drive, Barking, London, IG11 0FA [old rules] GOV.UK: LON/00AB/MNR/2025/0654	house, 4 bed	£2,000	£2,200	£2,200	27 May 2025
2 Berengers Court, Chadwell Heath, Romford, RM6 6HY [old rules] GOV.UK: LON/00AB/MNR/2024/0680	house	£925	£1,025	£900	28 Mar 2025
75 Oxlow Lane, Dagenham, Essex, RM9 5XD [old rules] GOV.UK: LON/00AB/MNR/2024/0364	house, 2 bed	£1,000	£1,800	£1,665	11 Nov 2024
111 Galleons Drive, Barking, Essex, IG11 0FA [old rules] GOV.UK: LON/00AB/MNR/2024/0038	house	£2,000	£2,500	£2,000	3 Jun 2024
17 Winterbourne Road, Dagenham, Essex, RM8 2JZ [old rules] GOV.UK: LON/00AB/MNR/2024/0017	house, 3 bed	£1,750	£1,925	£1,800	3 May 2024
134 Ford Road, Dagenham, RM9 6LS [old rules] GOV.UK: LON/00AB/MNR/2023/0209	house, 3 bed	£900	£1,900	£1,072.50	26 Jan 2024
2 Boulton Road Dagenham RM8 3DD [old rules] GOV.UK: LON/00AB/MNR/2023/0089	house	£1,100	£1,400	£1,200	16 Aug 2023
590 Goresbrook Road, Dagenham, Essex, RM9 4XD [old rules] GOV.UK: LON/00AB/MNR/2019/0129	house, 2 bed	£1,100	£1,350	£1,215	29 Nov 2019

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
81 Rugby Road, Dagenham, Essex, RM9 4AJ [old rules] [register entry only] GOV.UK: LON/00AB/MNR/2023/0003	house, 2 bed			£1,450	20 Jul 2023
79 Cedar Terrace, Springs Close, RM8 1SR [old rules] [register entry only] GOV.UK: LON/00AB/MNR/2023/0098	flat, 1 bed			£1,080	31 May 2023
10 Wellington Drive Dagenham Essex RM10 9XX [old rules] [housing association / affordable rent] GOV.UK: LON/00AB/MNR/2022/0109	house, 3 bed	£471.21	£490.53	£554.67	18 Oct 2022
39 Bevan Avenue, Barking, Essex, IG11 9NW [old rules] [register entry only] GOV.UK: LON/00AB/MNR/2021/0127	house, 1 bed			£1,000	17 Aug 2021
34 Eric Road, Romford, Essex, RM6 6JJ [old rules] [register entry only] GOV.UK: LON/00AB/MNR/2021/0021	house, 4 bed			£1,700	12 May 2021