

Rent tribunal decisions in Barnet

Generated 16 Oct 2026. All decisions in Barnet.

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

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What the tribunal decided

47 decisions in this search (44 set a rent). In 25, 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	Old rules	New rules
Set below the landlord's figure	76% (19 of 25)	75% (18 of 24)	too few (1 of 1)
Same as the landlord's figure	20% (5 of 25)	21% (5 of 24)	too few (0 of 1)
Above the landlord's figure	4% (1 of 25)	4% (1 of 24)	too few (0 of 1)
Typical cut, where the rent was set lower	-7.7% (n=19)	-7.8% (n=18)	too few (n=1)
Typical increase the landlord proposed	+23.8% (n=22)	+23.8% (n=21)	too few (n=1)
Typical increase the tribunal decided	+9.8% (n=22)	+10.0% (n=21)	too few (n=1)

Only 1 new-rules decision here, too few to show a pattern.

"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
Flat 17, Collins Building, 2 Wilkinson Close, London NW2 6GQ GOV.UK: LON/00AC/MRA/2026/0030	flat, 2 bed	£2,100	£2,400	£2,300	27 Jul 2026
Flat 14, Collins Building, 2 Wilkinson Close, London, NW2 6GQ [old rules] GOV.UK: LON/00AC/MNR/2026/0301	flat, 3 bed	£2,600	£3,000	£2,800	7 Jul 2026
2a Alexandra Road London, NW4 2SA [old rules] GOV.UK: LON/00AC/MNR/2026/0134	flat, 1 bed	£1,067.08	£1,300	£1,300	24 Jun 2026
Flat 6, Collins Building, 2 Wilkinson Close, Cricklewood, London, NW2 6GQ [old rules] GOV.UK: LON/00AC/MNR/2026/0240	flat, 2 bed	£2,200	£2,500	£2,327.50	24 Jun 2026
50 Southfields London NW4 4NB [old rules] GOV.UK: LON/00AC/MNR/2026/0346	house, 3 bed	£2,350	£2,950	£2,950	24 Jun 2026
Flat 2 Liberty Court 141 Great Northway London NW4 1PR [old rules] GOV.UK: LON/00AC/MNR/2026/0215	flat, 3 bed	£1,680	£2,080	£2,000	22 Jun 2026
Flat 3, 1 Sambroke Square, Barnet, EN4 9PL [old rules] GOV.UK: LON/00AC/MNR/2026/0340	flat, 2 bed	£1,850	£1,980	£1,850	15 Jun 2026
16 Edrick Road, Burnt Oak HA8 9HZ [old rules] GOV.UK: LON/00AC/MNR/2025/0989	house, 2 bed	£1,250	£1,700	£1,800	27 Jan 2026
34 Lakeside Crescent, Barnet East, EN4 8QJ [old rules] GOV.UK: LON/00AC/MNR/2025/0873	house, 3 bed	£1,650	£2,300	£2,200	8 Dec 2025
First Floor Flat, 18 Pattinson Road, London NW2 2HH [old rules] GOV.UK: LON/00AC/MNR/2025/0915	flat, 1 bed	£900	£1,500	£1,237.50	8 Dec 2025

Address, and case ref linked to GOV.UK	Type	Rent before	Landlord proposed	Tribunal decided	Decided
Ground Floor Flat, 18 Pattinson Road, London NW2 2HH [old rules] GOV.UK: LON/00AC/MNR/2025/0914	flat	£900	£1,500	£1,350	8 Dec 2025
Flat 13, Plamer Court. 34 Charcot Road, London, NW9 5US [old rules] GOV.UK: LON/00AC/MNR/2025/0899	flat, 3 bed	£1,850	£2,300	£2,300	14 Nov 2025
17b Market Place, Falloden Way, London NW11 6JY [old rules] GOV.UK: LON/00AC/MNR/2024/0358	flat, 3 bed	£1,400	£1,900	£1,500	27 Jan 2025
Flat 45 Ensign House, 48 Aerodrome Road, London, NW9 5ZR [old rules] GOV.UK: LON/00AC/MNR/2024/0362	flat, 2 bed	£1,700	£2,300	£1,870	14 Nov 2024
9 Elm Way, London, N11 3NP [old rules] GOV.UK: LON/00AC/MNR/2024/0045	house, 3 bed	£1,950	£2,450	£2,050	9 Aug 2024
21 Glenhurst Road, North Finchley, N12 9UB [old rules] GOV.UK: LON/00AC/MNR/2024/0029	flat	£1,450	£1,700	£1,500	17 Apr 2024
Flat 4 , 19 Brent Street, Hendon, London , NW4 2EU [old rules] GOV.UK: LON/00AC/MNR/2024/0018	flat		£1,950	£962	14 Mar 2024
Flat 15, 133 East Barnet Road, London, EN4 8RF [old rules] GOV.UK: LON/00AC/MNR/2023/0349	flat, 2 bed	£1,700	£1,900	£1,800	18 Jan 2024
22 Hornbeams Rise, London, N11 3PB [old rules] GOV.UK: LON/00AC/MNR/2023/0351	flat, 1 bed	£801.67	£950	£875	6 Dec 2023
43 Glenhill Close, Finchley, London N3 2JT [old rules] GOV.UK: LON/00AC/MNR/2023/0368	flat, 2 bed	£1,225	£1,550	£1,550	28 Nov 2023
Flat 45 Ensign House, 48 Aerodrome Road, London, NW9 5ZR [old rules] GOV.UK: LON/00AC/MNR/2023/0336	flat, 2 bed	£1,575	£1,700	£1,700	23 Oct 2023
Flat 7, Roffey Court, 9 Swynfield Gardens , London NW4 4XN [old rules] GOV.UK: LON/00AC/MNR/2023/0132	flat, 1 bed	£1,200	£1,350	£1,300	10 Jul 2023
19 Woodville Road London NW11 9TP [old rules] GOV.UK: LON/00AC/MNR/2021/0159	flat, 2 bed		£1,505.83	£1,430	16 Dec 2021
19 Woodville Road London NW11 9TP [old rules] GOV.UK: LON/00AC/MNR/2020/0073	flat, 1 bed		£1,560	£1,430	29 Sep 2020
30 Linkside, Finchley, London, N12 7LF [old rules] GOV.UK: LON/00AC/MNR/2020/0008	house, 3 bed	£1,575	£1,950	£1,800	24 Sep 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 7, 9 Trobridge Parade, Grahame Park Way London NW9 4AP [bills included] GOV.UK: LON/00AC/MRA/2026/0016	flat, 2 bed	£2,100	£2,300	£2,300	22 Jul 2026
55e Woodland Way, London, NW7 2JP [room in shared house] [bills included] GOV.UK: LON/00AC/MRA/2026/0022	room	£800	£850	£850	20 Jul 2026
Room 1, 12 Wilton Road, Barnet EN4 9DX [old rules] [room in shared house] [bills included] GOV.UK: LON/00AC/MNR/2025/0841	room	£600	£750	£700	8 Dec 2025
35 Harmony Close, London NW11 0JJ [old rules] [housing association / affordable rent] [bills included] GOV.UK: LON/00AC/MNR/2024/0260	flat, studio	£685.97	£742.24	£1,200	17 Sep 2024

Address, and case ref linked to GOV.UK	Type	Rent before	Landlord proposed	Tribunal decided	Decided
Flat 3, 19 Brent street, Hendon, London, NW4 2EU [old rules] [bills included] GOV.UK: LON/00AC/MNR/2024/0015	flat, 2 bed		£1,950	£1,005.33	14 Mar 2024
Flat 2, 23 Wendover Court London NW2 2PG [old rules] [register entry only] GOV.UK: LON/00AC/MNR/2023/0194	flat			£900	27 Nov 2023
30 Linkside, Finchley, London, N12 7LF [old rules] [register entry only] GOV.UK: LON/00AC/MNR/2023/0097	house, 3 bed			£1,937	27 Jun 2023
12 Wilton Road, Barnet, EN4 9DX [old rules] [room in shared house] [register entry only] GOV.UK: LON/00AC/MNR/2022/0173	room			£600	23 Feb 2023
99A Golders Green Road, London, NW11 8EN [old rules] [register entry only] GOV.UK: LON/00AC/MNR/2022/0129	flat			£900	10 Feb 2023
Flat 2 Langton Court, 34 Parson Street, Hendon, London, NW4 1QT [old rules] [register entry only] GOV.UK: LON/00AC/MNR/2022/0186	flat, 2 bed			£2,600	30 Jan 2023

Showing the 10 most recent of 18. 8 more, and the rest of this search, are in the full list online: <https://rentrisecheck.uk/area/barnet?period=all&x=1>