

Rent tribunal decisions in Basingstoke and Deane

Generated 14 Oct 2026. All decisions in Basingstoke and Deane.

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

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What the tribunal decided

9 decisions in this search (9 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	Old rules	New rules
Set below the landlord's figure	57% (4 of 7)	50% (3 of 6)	too few (1 of 1)
Same as the landlord's figure	14% (1 of 7)	17% (1 of 6)	too few (0 of 1)
Above the landlord's figure	29% (2 of 7)	33% (2 of 6)	too few (0 of 1)
Typical cut, where the rent was set lower	too few (n=4)	too few (n=3)	too few (n=1)
Typical increase the landlord proposed	+9.8% (n=7)	+11.7% (n=6)	too few (n=1)
Typical increase the tribunal decided	+9.1% (n=7)	+11.8% (n=6)	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".

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
Flat 4, 22 Cromwell Road, Basingstoke, Hampshire, RG21 5NR GOV.UK: HAV/24UB/MRA/2026/0013	flat	£1,275	£1,350	£1,300	27 Aug 2026
8 Giles Court, Tadley, Hampshire, RG26 3RL [old rules] GOV.UK: HAV/24UB/MNR/2025/0844	flat, 2 bed	£725	£825	£830	25 Feb 2026
415 Churchill Place, Churchill Way, Basingstoke, Hampshire, RG21 7AA [old rules] GOV.UK: HAV/24UB/MNR/2025/0793	flat, 1 bed	£1,100	£1,250	£1,200	12 Dec 2025
86 Cowslip Bank, Lychpit, Basingstoke, Hampshire, RG24 8RR [old rules] GOV.UK: HAV/24UB/MNR/2025/0612	flat, 2 bed	£1,075	£1,150	£1,150	10 Mar 2025
7 Cherry Orchard, Whitchurch, Hampshire, RG28 7HS [old rules] GOV.UK: HAV/24UB/MNR/2024/0624	house, 2 bed	£1,100	£1,350	£1,275	19 Dec 2024
Flat 1, Chineham House, Chineham Park Court, Basingstoke, Hampshire, RG24 9LQ [old rules] GOV.UK: CHI/24UB/MNR/2024/0090	flat, 1 bed	£676.26	£728.35	£790.01	17 Jul 2024
1 Ewhurst Park Cottages, Ewhurst Park, Tadley, Hampshire, RG26 5RG [old rules] GOV.UK: CHI/24UB/MNR/2023/0229	house, 4 bed	£2,640	£2,900	£2,750	29 Nov 2023

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
208 Skyline Plaza, Alencon Link, Basingstoke, Hampshire, RG21 7AQ [old rules] [housing association / affordable rent] GOV.UK: CHI/24UB/MNR/2020/0001	flat, studio	£425	£480	£575	13 May 2020