

Rent tribunal decisions in Bath and North East Somerset

Generated 14 Oct 2026. All decisions in Bath and North East Somerset.

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

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What the tribunal decided

7 decisions in this search (7 set a rent). In 6, 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	83% (5 of 6)
Same as the landlord's figure	0% (0 of 6)
Above the landlord's figure	17% (1 of 6)
Typical cut, where the rent was set lower	-7.7% (n=5)
Typical increase the landlord proposed	+21.3% (n=6)
Typical increase the tribunal decided	+42.5% (n=6)

There are no new-rules decisions in this area yet (notices dated on or after 1 May 2026).

All decisions includes 1 decision where we can't tell which rules applied.

"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 6 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
52 Midsummer Buildings, Bath, Somerset, BA1 6JH [rules unclear] GOV.UK: HAV/00HA/MNR/2026/0138	flat, 2 bed	£1,325	£1,400	£1,350	13 Jul 2026
Flat 1, 84 Walcot Street, Bath, BA1 5BD [old rules] GOV.UK: HAV/00HA/MNR/2026/0010	flat, 2 bed	£800	£1,000	£880	26 Feb 2026
8 Redland Park, Bath, BA2 1SL [old rules] GOV.UK: HAV/00HA/MNR/2025/0781	house, 3 bed	£600	£1,500	£1,050	12 Jan 2026
2nd Floor Flat, 7 Marlborough Street, Bath, BA1 2TX [old rules] GOV.UK: HAV/00HA/MNR/2025/0761	flat, 1 bed	£350	£812.76	£750	29 Dec 2025
5 Tiledown, Temple Cloud, Bristol, BS39 5DW [old rules] GOV.UK: CHI/00HA/MNR/2023/0077	house, 3 bed	£545.26	£583.44	£998.75	16 Jun 2023
13 Rotcombe Vale, High Littleton, Bristol, BS39 6JZ [old rules] GOV.UK: CHI/00HA/MNR/2021/0144	house, 3 bed	£850	£1,000	£935	11 Feb 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
Mill Cottage, Radford Mill Farm, Mill Lane, Timsbury, Bath, BA2 0AF [old rules] [bills included] GOV.UK: CHI/00HA/MNR/2021/0085	house	£477	£708.85	£370	21 Dec 2021