

Rent tribunal decisions in Bournemouth, Christchurch and Poole

Generated 14 Oct 2026. All decisions in Bournemouth, Christchurch and Poole.

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

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What the tribunal decided

37 decisions in this search (36 set a rent). In 31, 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	77% (24 of 31)	76% (22 of 29)	too few (2 of 2)
Same as the landlord's figure	6% (2 of 31)	7% (2 of 29)	too few (0 of 2)
Above the landlord's figure	16% (5 of 31)	17% (5 of 29)	too few (0 of 2)
Typical cut, where the rent was set lower	-6.6% (n=24)	-7.3% (n=22)	too few (n=2)
Typical increase the landlord proposed	+13.0% (n=31)	+13.4% (n=29)	too few (n=2)
Typical increase the tribunal decided	+8.6% (n=31)	+8.6% (n=29)	too few (n=2)

Only 2 new-rules decisions 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 8 Silverwood Court, 15 Milton Road, Bournemouth, Dorset, BH8 8FF GOV.UK: HAV/00HO/MRA/2026/0023	flat, 3 bed	£1,350	£1,525	£1,475	27 Aug 2026
6c Boscombe Spa Road, Boscombe, BH5 1AU [old rules] GOV.UK: HAV/00HO/MNR/2026/0198	flat, studio	£700	£750	£650	27 Aug 2026
First Floor Flat, 23 Roumelia Lane, Bournemouth, BH5 1EU [old rules] GOV.UK: HAV/00HO/MNR/2026/0186	flat, 1 bed	£895	£975	£900	27 Aug 2026
26 Beauchamps Gardens Bournemouth BH7 7JE GOV.UK: HAV/00HO/MNR/2026/0200	house, 3 bed	£1,650	£1,750	£1,650	19 Aug 2026
81 Mallard Road, Bournemouth, BH8 9PJ [old rules] GOV.UK: HAV/00HO/MNR/2026/0079	house, 2 bed	£1,400	£1,450	£1,350	19 Aug 2026
Flat 7, Wootton Heights, Wootton Mount, Bournemouth, Dorset, BH1 1PJ [old rules] GOV.UK: HAV/00HO/MNR/2026/0035	flat, 1 bed	£990	£1,055	£925	6 Jul 2026
53 Moriconium Quay, Lake Avenue, Poole, Dorset, BH15 4QP [old rules] GOV.UK: HAV/00HO/MNR/2026/0049	flat, 3 bed	£1,275	£1,600	£1,500	18 Jun 2026
Flat 35, Asperand House, St Aldhelms Road, Poole, Dorset, BH12 1AE [old rules] GOV.UK: HAV/00HO/MNR/2025/0794	flat, 2 bed	£1,180	£1,300	£1,250	30 Mar 2026
Flat 1, 1 Portchester Place, Bournemouth, Dorset, BH8 8JS [old rules] GOV.UK: HAV/00HO/MNR/2026/0005	flat, 1 bed	£850	£900	£850	23 Mar 2026

Address, and case ref linked to GOV.UK	Type	Rent before	Landlord proposed	Tribunal decided	Decided
Flat 3, 37 Lorne Park Road, Bournemouth, Dorset, BH1 1JL [old rules] GOV.UK: HAV/00HO/MNR/2025/0752	flat, studio	£251.03	£575	£400	9 Oct 2025
369 Ringwood Road, Parkstone, Poole, Dorset, BH12 4LT [old rules] GOV.UK: HAV/00HO/MNR/2025/0743	house, 2 bed	£888.68	£1,600	£1,275	23 Sep 2025
Flat 1, Overcliffe Lodge, 2 Bracken Road, Bournemouth, Dorset, BH6 3TB [old rules] GOV.UK: HAV/00HO/MNR/2025/0697	flat, 2 bed	£650	£850	£930	27 Aug 2025
Flat 3, 83 Coles Avenue, Poole, Dorset, BH15 4HJ [old rules] GOV.UK: HAV/00HO/MNR/2025/0724	flat, 2 bed	£785	£995	£845	27 Aug 2025
Flat 18, Barons Court, 100 Princess Road, Poole, Dorset, BH12 1BP [old rules] GOV.UK: HAV/00HP/MNR/2024/0605	flat, 2 bed	£950	£1,150	£950	26 Nov 2024
Flat 902, Berry Court, St Peters Road, Bournemouth, Dorset, BH1 2LG [old rules] GOV.UK: CHI/00HN/MNR/2024/0145	flat, 2 bed	£1,150	£1,285	£1,285	19 Aug 2024
Flat 101, Berry Court, St Peters Road, Bournemouth, Dorset, BH1 2LF [old rules] GOV.UK: CHI/00HN/MNR/2024/0152	flat, 2 bed	£1,200	£1,340	£1,340	19 Aug 2024
Flat 34, Williams Court, 24-26 Poole Road, Bournemouth, Dorset, BH4 9DT [old rules] GOV.UK: CHI/00HN/MNR/2024/0088	flat, 1 bed	£601.81	£702.48	£811.81	28 Jun 2024
62A Markham Road, Bournemouth, Dorset, BH9 1HZ [old rules] GOV.UK: CHI/00HN/MNR/2024/0050	flat, 2 bed	£875	£975	£950	7 May 2024
18 Loewy Crescent, Poole, Dorset, BH12 4PQ [old rules] GOV.UK: CHI/00HP/MNR/2023/0065	house, 3 bed	£395	£900	£910	30 Aug 2023
5 Harbour Court, 67 West Quay Road, Poole, Dorset, BH15 1JZ [old rules] GOV.UK: CHI/00HP/MNR/2023/0106	flat, 1 bed	£529.45	£708.02	£830.01	7 Aug 2023
1 Loewy Crescent, Poole, Dorset, BH12 4PQ [old rules] GOV.UK: CHI/00HP/MNR/2023/0069	house, 3 bed	£398.66	£900	£910	10 Jul 2023
146A Seabourne Road, Bournemouth, Dorset, BH5 2JA [old rules] GOV.UK: CHI/00HN/MNR/2023/0036	flat, 2 bed	£800	£900	£810	15 May 2023
Flat 21, Hornby II, 12 Arthur Road, Christchurch, Dorset, BH23 1PU [old rules] GOV.UK: CHI/19UC/MNR/2023/0056	flat, 2 bed	£810	£900	£880	25 Apr 2023
3 Waterloo Mews, 15 Alma Road, Bournemouth, Dorset, BH9 1FD [old rules] GOV.UK: CHI/00HN/MNR/2022/0057	house, 2 bed	£800	£995	£950	3 Aug 2022
13 Batchelor Crescent, Bournemouth, Dorset, BH11 8HE [old rules] GOV.UK: CHI/00HN/MNR/2022/0044	house, 3 bed	£900	£1,300	£1,250	29 Jun 2022
Ground Floor Flat, 16 New Park Road, Bournemouth, Dorset, BH6 5AB [old rules] GOV.UK: CHI/00HN/MNR/2021/0018	flat, 2 bed	£970	£1,100	£985	17 May 2021
Flat 1, 22 St Clair Road, Poole, Dorset, BH13 7JR [old rules] GOV.UK: CHI/00HP/MNR/2021/0024	flat, 3 bed	£999	£1,399	£1,040	10 May 2021
Flat 18, Barons Court, 100 Princess Road, Poole, Dorset, BH12 1BP [old rules] GOV.UK: CHI/00HP/MNR/2021/0019	flat, 2 bed	£775	£850	£775	22 Apr 2021
Flat D, 948 Wimborne Road, Bournemouth, Dorset, BH9 2DG [old rules] GOV.UK: CHI/00HN/MNR/2020/0012	flat, 2 bed	£640	£875	£850	13 May 2020

Address, and case ref linked to GOV.UK	Type	Rent before	Landlord proposed	Tribunal decided	Decided
52 Labrador Drive, Poole, Dorset, BH15 1UX [old rules] GOV.UK: CHI/00HP/MNR/2019/0048	house, 2 bed	£925	£960	£900	10 Sep 2019

Showing the 30 most recent of 31. 1 more, and the rest of this search, are in the full list online:
<https://rentrisecheck.uk/area/bournemouth-christchurch-and-poole?period=all&x=1>

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 508, Berry Court, St Peters Road, Bournemouth, Dorset, BH1 2LG [old rules] [housing association / affordable rent] GOV.UK: CHI/00HN/MNR/2024/0150	flat, 2 bed	£1,150	£1,285	£1,285	19 Aug 2024
Flat 212, Berry Court, St Peters Road, Bournemouth, Dorset, BH1 2LF [old rules] [housing association / affordable rent] GOV.UK: CHI/00HN/MNR/2024/0154	flat, 1 bed	£850	£900	£900	19 Aug 2024
Flat 702, Berry Court, St Peters Road, Bournemouth, Dorset, BH1 2LG [old rules] [housing association / affordable rent] GOV.UK: CHI/00HN/MNR/2024/0149	flat, 2 bed	£1,150	£1,285	£1,285	19 Aug 2024
Flat 60, Warren Court, 22 St. Valerie Road, Bournemouth, Dorset, BH2 6PP [old rules] [bills included] GOV.UK: CHI/00HN/MNR/2023/0053	flat, 1 bed	£125.29	£169.21	£849.33	26 Jul 2023