

Rent tribunal decisions in Brighton and Hove

Generated 14 Oct 2026. All decisions in Brighton and Hove.

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

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What the tribunal decided

29 decisions in this search (29 set a rent). In 18, 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	61% (11 of 18)	62% (10 of 16)	too few (0 of 1)
Same as the landlord's figure	39% (7 of 18)	38% (6 of 16)	too few (1 of 1)
Above the landlord's figure	0% (0 of 18)	0% (0 of 16)	too few (0 of 1)
Typical cut, where the rent was set lower	-6.5% (n=11)	-6.6% (n=10)	–
Typical increase the landlord proposed	+13.5% (n=18)	+14.0% (n=16)	too few (n=1)
Typical increase the tribunal decided	+5.4% (n=18)	+6.9% (n=16)	too few (n=1)

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

All 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".

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
8 College Road, Brighton, East Sussex BN2 1JA [rules unclear] GOV.UK: HAV/00ML/MNR/2026/0118	flat, 1 bed	£1,400	£1,550	£1,450	7 Sep 2026
Ground Floor Flat, 26 Poynter Road, Hove, East Sussex, BN3 7AH GOV.UK: HAV/00ML/MNR/2026/0185	flat, 1 bed	£950	£1,000	£1,000	10 Aug 2026
5 Stafford Court, 107 Edward Street, Brighton BN2 0BB [old rules] GOV.UK: HAV/00ML/MNR/2026/0168	flat, 1 bed	£925	£990	£930	5 Aug 2026
199 Nevill Avenue, Hove, BN3 7NG [old rules] GOV.UK: HAV/00ML/MNR/2026/0068	house, 3 bed	£1,500	£1,700	£1,700	8 Jun 2026
2A Vale Road, Portslade, Brighton, BN41 1GF [old rules] GOV.UK: HAV/00ML/MNR/2025/0683	flat, 2 bed	£1,200	£1,400	£1,300	30 Jun 2025
23 Ravenswood Drive, Woodingden, Brighton, BN2 6WL [old rules] GOV.UK: HAV/00ML/MNR/2025/0676	house, 2 bed	£1,055	£1,200	£1,200	16 Jun 2025
Basement Flat, 47A Lansdowne Street, Hove, BN3 1FT [old rules] GOV.UK: HAV/00ML/MNR/2025/0636	flat, 1 bed	£625	£1,250	£650	7 May 2025
Flat 2, 16 Victoria Road, Brighton, BN1 3FS [old rules] GOV.UK: HAV/00ML/MNR/2024/0625	flat, studio	£900	£950	£950	30 Dec 2024

Address, and case ref linked to GOV.UK	Type	Rent before	Landlord proposed	Tribunal decided	Decided
Top Floor Flat, 38 Gladstone Place, Brighton, BN2 3QD [old rules] GOV.UK: CHI/00ML/MNR/2024/0129	flat, 2 bed	£1,050	£1,200	£1,200	23 Jul 2024
Flat 2, 142 Church Road, Hove, BN3 2DL [old rules] GOV.UK: CHI/00ML/MNR/2023/0294	flat, 1 bed	£1,000	£1,150	£1,050	16 Feb 2024
Flat 8, 53 Tisbury Road, Hove, BN3 3BL [old rules] GOV.UK: CHI/00ML/MNR/2023/0268	flat, 1 bed	£750	£925	£920	30 Jan 2024
Flat 4, 70 Brunswick Place, Hove, BN3 1NB [old rules] GOV.UK: CHI/00ML/MNR/2023/0238	flat, 1 bed	£725	£1,100	£1,050	6 Dec 2023
Flat 21, Eaton Manor, The Drive, Hove, BN3 3PT [old rules] GOV.UK: CHI/00ML/MNR/2023/0029	flat, 2 bed	£1,467	£1,650	£1,650	2 May 2023
24A Sussex Square, Brighton, BN2 5AB [old rules] GOV.UK: CHI/00ML/MNR/2022/0065	flat, 1 bed	£800	£1,200	£800	26 Oct 2022
Flat 3, 66 Westbourne Gardens, Hove, BN3 5PQ [old rules] GOV.UK: CHI/00ML/MNR/2022/0073	flat, studio	£640	£680	£650	18 Aug 2022
Flat 4, 70 Brunswick Place, Hove, BN3 1NB [old rules] GOV.UK: CHI/00ML/MNR/2021/0102	flat, 1 bed	£725	£950	£725	26 Oct 2021
Basement Flat, 20A Park Crescent, Brighton, BN2 3HA [old rules] GOV.UK: CHI/00ML/MNR/2020/0087	flat, 2 bed	£1,200	£1,300	£1,250	6 Jan 2021
Flat 3 (Top Floor), 74 Sackville Road, Hove, BN3 3HB [old rules] GOV.UK: CHI/00ML/MNR/2019/0025	flat, 2 bed	£995	£1,090	£1,090	20 May 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
Upper Maisonette, 20 Hamilton Road, Brighton, East Sussex BN1 5DL [old rules] [bills included] GOV.UK: HAY/00ML/MNR/2026/0184	flat, 2 bed	£1,550	£1,710	£1,435	5 Aug 2026
1A Harrington Road, Brighton, BN1 6RE [old rules] [housing association / affordable rent] GOV.UK: HAY/00ML/MNR/2025/0757	house, 2 bed	£1,600	£2,200	£2,100	9 Oct 2025
Flat 3, 42 Grantham Road, Brighton, BN1 6EE [old rules] [bills included] GOV.UK: HAY/00ML/MNR/2024/0620	flat, 1 bed	£800	£1,200	£840	13 Feb 2025
Room 32, 27/28 Belvedere Road, Brighton, BN1 3AF [old rules] [room in shared house] [bills included] GOV.UK: CHI/00ML/MNR/2022/0118	room	£606.67	£715	£650	15 Dec 2022
Room 3, 41 College Place, Brighton, BN2 1HN [old rules] [room in shared house] GOV.UK: CHI/00ML/MNR/2022/0036	room	£495	£580	£580	8 Jun 2022
Room 6, 368 Old Shoreham Road, Hove, BN3 7HA [old rules] [room in shared house] [bills included] GOV.UK: CHI/00ML/MNR/2021/0116	room	£500	£530	£500	30 Nov 2021
Room 32, 27/28 Belvedere Terrace, Brighton BN1 3AF [old rules] [room in shared house] [bills included] GOV.UK: CHI/00ML/MNR/2020/0060	room	£520	£650	£541.67	22 Oct 2020
Room 5, 27-28 Belvedere Terrace, Brighton, BN1 3AF [old rules] [room in shared house] [bills included] GOV.UK: CHI/00ML/MNR/2019/0045	room	£433.33	£693.33	£563.33	23 Aug 2019
Room 32, 27-28 Belvedere Terrace, Brighton, BN1 3AF [old rules] [room in shared house] [bills included] GOV.UK: CHI/00ML/MNR/2019/0049	room	£455	£693.33	£520	23 Aug 2019