

# Rent tribunal decisions in Dorset

Generated 15 Oct 2026. All decisions in Dorset.

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

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## What the tribunal decided

12 decisions in this search (11 set a rent). In 9, 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           | 78% (7 of 9) | 75% (6 of 8) | too few (1 of 1) |
| Same as the landlord's figure             | 22% (2 of 9) | 25% (2 of 8) | too few (0 of 1) |
| Above the landlord's figure               | 0% (0 of 9)  | 0% (0 of 8)  | too few (0 of 1) |
| Typical cut, where the rent was set lower | -7.4% (n=7)  | -9.3% (n=6)  | too few (n=1)    |
| Typical increase the landlord proposed    | +15.8% (n=7) | +14.1% (n=6) | too few (n=1)    |
| Typical increase the tribunal decided     | +15.8% (n=7) | +14.1% (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 9 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     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-------------|-------------------|------------------|-------------|
| 4 Oldridge Road, Chickerell, Dorset, DT3 4FN<br>GOV.UK: <a href="https://www.gov.uk/govdecisions/HAV/00HR/MRA/2026/0011">HAV/00HR/MRA/2026/0011</a>                                   | flat, 2 bed  | £1,000      | £1,200            | <b>£1,160</b>    | 28 Jul 2026 |
| Lower Farm Cottage, Manston, Sturminster Newton, Dorset, DT10 1EX [old rules]<br>GOV.UK: <a href="https://www.gov.uk/govdecisions/HAV/19UE/MNR/2025/0648">HAV/19UE/MNR/2025/0648</a>  | house, 3 bed | £2,600      | £2,800            | <b>£2,700</b>    | 25 Feb 2026 |
| Flat 4, Stephanie Court, 73 Poole Road, Poole, Dorset, BH16 5HZ [old rules]<br>GOV.UK: <a href="https://www.gov.uk/govdecisions/HAV/00HP/MNR/2024/0510">HAV/00HP/MNR/2024/0510</a>    | flat, 2 bed  | £950        | £1,100            | <b>£1,100</b>    | 21 Oct 2024 |
| 33 Dales Drive, Colehill, Wimborne, Dorset, BH21 2JT [old rules]<br>GOV.UK: <a href="https://www.gov.uk/govdecisions/CHI/19UD/MNR/2023/0237">CHI/19UD/MNR/2023/0237</a>               | house, 2 bed | £850        | £1,350            | <b>£1,250</b>    | 6 Dec 2023  |
| 189 Brandy Lane, Chiswell, Portland, Dorset, DT5 1AP [old rules]<br>GOV.UK: <a href="https://www.gov.uk/govdecisions/CHI/19UJ/MNR/2023/0110">CHI/19UJ/MNR/2023/0110</a>               | house, 2 bed | £600        | £900              | <b>£850</b>      | 22 Jun 2023 |
| Lower Farm Cottage, Manston, Sturminster Newton, Dorset, DT10 1EX [old rules]<br>GOV.UK: <a href="https://www.gov.uk/govdecisions/CHI/19UE/MNR/2022/0131">CHI/19UE/MNR/2022/0131</a>  | house, 3 bed | £2,300      | £2,500            | <b>£2,220</b>    | 13 Jan 2023 |
| 2 Billingsmoor Lane, Poundbury, Dorchester, Dorset, DT1 3WT [old rules]<br>GOV.UK: <a href="https://www.gov.uk/govdecisions/CHI/19UH/MNR/2022/0096">CHI/19UH/MNR/2022/0096</a>        | house, 4 bed | £1,600      | £1,800            | <b>£1,800</b>    | 27 Sep 2022 |
| Loders Cottage, Woodcutts Lane, Gaunts, Wimborne, Dorset, BH21 4JJ [old rules]<br>GOV.UK: <a href="https://www.gov.uk/govdecisions/CHI/19UD/MNR/2022/0021">CHI/19UD/MNR/2022/0021</a> | house, 3 bed |             | £1,500            | <b>£1,093.75</b> | 13 Jun 2022 |

| Address, and case ref linked to GOV.UK                                                                                          | Type         | Rent before | Landlord proposed | Tribunal decided | Decided     |
|---------------------------------------------------------------------------------------------------------------------------------|--------------|-------------|-------------------|------------------|-------------|
| Lower Farm Cottage, Manston, Sturminster Newton, Dorset, DT10 1EX [old rules]<br>GOV.UK: <a href="#">CHI/19UE/MNR/2019/0067</a> | house, 3 bed |             | £2,500            | <b>£1,980</b>    | 19 Dec 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     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------------|-------------------|------------------|-------------|
| Chideock Hill Cottage, Chideock, Bridport, Dorset, DT6 6JW [old rules] [bills included]<br>GOV.UK: <a href="#">HAY/00HR/MNR/2026/0163</a>                      | house       | £550        | £600              | <b>£600</b>      | 16 Jul 2026 |
| 40 Manor Grove, Martinstown, Dorchester, Dorset, DT2 9JD [old rules] [housing association / affordable rent]<br>GOV.UK: <a href="#">CHI/19UH/MNR/2023/0075</a> | flat, 1 bed | £433.46     | £481.56           | <b>£659.97</b>   | 31 May 2023 |