

Rent tribunal decisions in Dover

Generated 15 Oct 2026. All decisions in Dover.

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

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What the tribunal decided

8 decisions in this search (8 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	33% (2 of 6)
Same as the landlord's figure	50% (3 of 6)
Above the landlord's figure	17% (1 of 6)
Typical cut, where the rent was set lower	too few (n=2)
Typical increase the landlord proposed	+11.4% (n=6)
Typical increase the tribunal decided	+9.6% (n=6)

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

"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
2nd Floor, Right Hand Flat, 1 Victoria Park, Dover, Kent, CT16 1QR [old rules] GOV.UK: CHI/29UE/MNR/2023/0230	flat, 1 bed	£450	£500	£500	20 Nov 2023
23 Tower Street, Dover, Kent, CT17 0AJ [old rules] GOV.UK: CHI/29UE/MNR/2023/0186	house, 3 bed	£795	£1,100	£1,000	25 Sep 2023
3 Aspen Drive, Whitfield, Dover, Kent, CT16 2EX [old rules] GOV.UK: CHI/29UE/MNR/2023/0162	house, 4 bed	£1,300	£1,400	£1,400	21 Aug 2023
3 Aspen Drive, Whitfield, Dover, Kent, CT16 2EX [old rules] GOV.UK: CHI/29UE/MNR/2022/0071	house, 4 bed	£913.87	£1,250	£1,300	18 Aug 2022
65 Tower Hamlets Street, Dover, Kent, CT17 0DX [old rules] GOV.UK: CHI/29UE/MNR/2021/0119	house, 2 bed	£589.33	£658.67	£585	30 Nov 2021
51 Markland Road, Dover, Kent, CT17 9LY [old rules] GOV.UK: CHI/29UE/MNR/2020/0016	house, 3 bed	£625	£675	£675	5 Aug 2020

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
77 Buckland Avenue, Dover, Kent, CT16 2NS [old rules] house [register entry only] GOV.UK: HAV/29UE/MNR/2025/0649				£1,145	29 May 2025
Flat 6, Captain Webbs, 161-165 Folkestone Road, Dover, Kent, CT17 9SZ [old rules] [housing association / affordable rent] GOV.UK: CHI/29UE/MNR/2021/0122	flat, 1 bed	£530	£565	£565	9 Dec 2021