

Rent tribunal decisions in East Suffolk

Generated 15 Oct 2026. All decisions in East Suffolk.

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

Source: First-tier Tribunal (Property Chamber) decisions published on GOV.UK. Contains public sector information licensed under the Open Government Licence v3.0. Rent Rise Check is an independent project, not part of the tribunal, HM Courts & Tribunals Service or GOV.UK. Contact: hello@rentrisecheck.uk. The rent figures were read from each decision automatically; each case reference below links to the original decision on GOV.UK (on paper, search GOV.UK for the reference). GOV.UK guidance and form MR1: <https://www.gov.uk/guidance/apply-for-an-open-market-rent-determination>

What the tribunal decided

16 decisions in this search (15 set a rent). In 12, 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	58% (7 of 12)
Same as the landlord's figure	42% (5 of 12)
Above the landlord's figure	0% (0 of 12)
Typical cut, where the rent was set lower	-6.2% (n=7)
Typical increase the landlord proposed	+17.1% (n=11)
Typical increase the tribunal decided	+8.8% (n=11)

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".

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
11 Sherwood Fields, Kesgrave, Ipswich, IP5 2YL [old rules] GOV.UK: CAM/00UJ/MNR/2025/0694	house, 2 bed	£900	£1,100	£1,100	29 Aug 2025
229 Langer Road, Felixstowe, IP11 2EE [old rules] GOV.UK: CAM/42UG/MNR/2024/0011	house, 3 bed	£700	£820	£820	17 May 2024
1 Willow Way, Saxmundham, Suffolk, IP17 1FR [old rules] GOV.UK: CAM/42UD/MNR/2023/0073	house, 3 bed	£925	£1,100	£1,000	15 Aug 2023
288 Church Road, Kessingland, Lowestoft, Suffolk NR33 7SB [old rules] GOV.UK: CAM/42UH/MNR/2023/0018	house, 2 bed	£400	£800	£540	4 Jul 2023
306 Main Road, Kesgrave, Ipswich, Suffolk IP5 2PS: CAM/42/UD/2023/0059 [old rules] GOV.UK: view decision	house, 4 bed	£1,200	£1,500	£1,500	4 Jul 2023
229 Langer Road, Felixstowe, Suffolk, IP11 2EE [old rules] GOV.UK: CAM/42UG/MNR/2022/0097	house, 3 bed	£675	£705	£700	9 Jan 2023
Studley House, Melton Road, Melton, Woodbridge, Suffolk, IP12 1NH [old rules] GOV.UK: CAM/42UG/MNR/2022/0083	house	£1,700	£1,850	£1,850	7 Nov 2022
Flat 3, 26 Lyndhurst Road, Lowestoft, Suffolk, NR32 4PD [old rules] GOV.UK: CAM/42UH/MNR/2022/0007	flat, 2 bed		£485	£475	19 Apr 2022

Address, and case ref linked to GOV.UK	Type	Rent before	Landlord proposed	Tribunal decided	Decided
225 Langer Road, Felixstowe, Suffolk, IP11 2EE [old rules] GOV.UK: CAM/42UG/MNR/2021/0054	house, 3 bed	£670	£740	£740	15 Nov 2021
229 Langer Road, Felixstowe, Suffolk, IP11 2EE [old rules] GOV.UK: CAM/42UG/MNR/2021/0048	house, 3 bed	£655	£720	£675	8 Nov 2021
Flat 3, 26, Lyndhurst Road, Lowestoft, Suffolk, NR23 4PD [old rules] GOV.UK: CAM/42UH/MNR/2019/0022	flat, 2 bed	£380	£455	£400	20 Dec 2019
77 Beresford Road, Lowestoft, Suffolk NR32 2NQ [old rules] GOV.UK: CAM/42UH/MNR/2019/0017	house, 2 bed	£550	£575	£550	31 Oct 2019
20, Herivan Gardens, Oulton, Lowestoft, NR32 3JG [old rules] GOV.UK: CAM/42UH/MNR/2019/0012	house, 1 bed			£535	30 Aug 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
71 Fountain Road, Rendlesham, Woodbridge, Suffolk, IP12 2UF [old rules] [housing association / affordable rent] GOV.UK: CAM/42UJ/MNR/2026/0052	house, 3 bed	£880	£981	£981	10 Jun 2026