

Rent tribunal decisions in Elmbridge

Generated 16 Oct 2026. All decisions in Elmbridge.

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

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What the tribunal decided

15 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	67% (8 of 12)
Same as the landlord's figure	25% (3 of 12)
Above the landlord's figure	8% (1 of 12)
Typical cut, where the rent was set lower	-7.8% (n=8)
Typical increase the landlord proposed	+15.6% (n=12)
Typical increase the tribunal decided	+6.5% (n=12)

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
26 Oakdene Parade, Cobham, Surrey, KT11 2LS [old rules] GOV.UK: HAV/43UB/MNR/2026/0115	flat, 2 bed	£1,260	£1,600	£1,260	1 Jul 2026
6 Carlyle Close, West Molesey, Surrey, KT8 1SX [old rules] GOV.UK: HAV/43UB/MNR/2025/0801	flat, 3 bed	£1,200	£1,750	£1,630	20 Jan 2026
Flat 3, Lavender Court, Molesham Way, West Molesey, Surrey, KT8 1NY [old rules] GOV.UK: HAV/43UB/MNR/2024/0501	flat, 2 bed	£950	£1,100	£1,100	14 Oct 2024
1 Cobham Court Farm Cottages, Downside Bridge Road, Cobham, Surrey, KT11 3LW [old rules] GOV.UK: CHI/43UB/MNR/2023/0211	house	£1,300	£1,500	£1,430	29 Nov 2023
Flat 3, Lavender Court, Molesham Way, West Molesey, Surrey, KT8 1NY [old rules] GOV.UK: CHI/43UB/MNR/2023/0147	flat, 2 bed	£880	£920	£950	14 Aug 2023
17 Colne Drive, Walton-on-Thames, Surrey, KT12 3SJ [old rules] GOV.UK: CHI/43UB/MNR/2023/0134	house, 1 bed	£1,000	£1,150	£1,050	10 Jul 2023
79 Hogshill Lane, Cobham, Surrey, KT11 2AH [old rules] GOV.UK: CHI/43UB/MNR/2021/0120	house, 2 bed	£1,150	£1,200	£1,200	9 Dec 2021
73b Terrace Road, Walton-on-Thames, Surrey, KT12 2SW [old rules] GOV.UK: CHI/43UB/MNR/2021/0088	flat, 1 bed	£775	£825	£775	29 Sep 2021

Address, and case ref linked to GOV.UK	Type	Rent before	Landlord proposed	Tribunal decided	Decided
4 Brookfield Place, Cobham, Surrey, KT11 2BY [old rules] GOV.UK: CHI/43UB/MNR/2021/0051	house, 6 bed	£6,495	£9,000	£6,500	15 Jul 2021
19 Clive Road, Esher, Surrey, KT10 8PS [old rules] GOV.UK: CHI/43UB/MNR/2021/0004	house, 6 bed	£7,250	£10,000	£10,000	14 May 2021
79 Hogshill Lane, Cobham, Surrey, KT11 2AH [old rules] GOV.UK: CHI/43UB/MNR/2020/0073	house, 2 bed	£963	£1,350	£1,150	18 Nov 2020
Flat 3, Lavender Court, Molesham Way, West Molesey, Surrey, KT8 1NY [old rules] GOV.UK: CHI/43UB/MNR/2020/0005	flat, 3 bed	£870	£891.63	£880	13 May 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
16A Riverbank, East Molesey, Surrey, KT8 9BH [old rules] [bills included] GOV.UK: HAV/43UB/MNR/2025/0650	flat, studio	£580	£975	£785	7 Jul 2025