

Rent tribunal decisions in Enfield

Generated 16 Oct 2026. All decisions in Enfield.

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

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What the tribunal decided

30 decisions in this search (29 set a rent). In 22, 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	68% (15 of 22)	68% (13 of 19)	too few (1 of 1)
Same as the landlord's figure	32% (7 of 22)	32% (6 of 19)	too few (0 of 1)
Above the landlord's figure	0% (0 of 22)	0% (0 of 19)	too few (0 of 1)
Typical cut, where the rent was set lower	-14.8% (n=15)	-15.1% (n=13)	too few (n=1)
Typical increase the landlord proposed	+18.8% (n=21)	+24.5% (n=18)	too few (n=1)
Typical increase the tribunal decided	+12.5% (n=21)	+12.8% (n=18)	too few (n=1)

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

All includes 2 decisions 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
11 Gilda Avenue, London EN3 7UJ [rules unclear] GOV.UK: LON/00AK/MNR/2026/0064	house, 3 bed	£1,600	£1,900	£1,900	20 Jul 2026
55 Pennell House, 116 Cockfosters Road, London, EN4 0FT GOV.UK: LON/00BK/MRA/2026/0008	flat, 1 bed	£1,695	£1,825	£1,800	14 Jul 2026
153B Chase Road, London, Southgate, N14 4JP [rules unclear] GOV.UK: LON/00AK/MNR/2026/0086	flat, 1 bed	£1,450	£1,566	£1,500	24 Jun 2026
97 Oakwood Park Road, London, N14 6QD [old rules] GOV.UK: LON/00AK/MNR/2026/0324	house, 3 bed	£2,750	£3,250	£3,250	29 May 2026
46, King Edwards Road, Enfield, EN3 7DB [old rules] GOV.UK: LON/00AK/MNR/2025/0800	house, 2 bed	£1,460	£1,650	£1,650	11 May 2026
Flat 1, Armfield House, 340 Bowes Road, London, N11 1AN [old rules] GOV.UK: LON/00AK/MNR/2025/0840	flat, 2 bed	£1,270	£1,400	£1,400	10 Oct 2025
50 Nouveau House, 34 Fyfield Road EN1 3FS [old rules] GOV.UK: LON/00AK/MNR/2025/0795	flat, studio	£1,125	£1,500	£1,500	12 Sep 2025
8 Burleigh Road, Enfield EN1 1NY [old rules] GOV.UK: LON/00AK/MNR/2025/0748	house	£1,510.17	£2,118.78	£1,495	12 Aug 2025
45b Arthur Road, London, N9 9AF [old rules] GOV.UK: LON/00AK/MNR/2024/0681	flat, 1 bed	£1,150	£1,250	£1,045	12 Aug 2025

Address, and case ref linked to GOV.UK	Type	Rent before	Landlord proposed	Tribunal decided	Decided
Flat 9A Crown Parade, Crown Lane, London, N14 5HA [old rules] GOV.UK: LON/00AK/MNR/2025/0652	flat, 3 bed	£1,300	£2,100	£2,100	6 May 2025
19 Tillotson Road, Enfield, London N9 9AQ [old rules] GOV.UK: LON/00AK/MNR/2025/0608	house, 3 bed	£1,650	£1,900	£1,900	26 Mar 2025
148 Nags Head Road, Enfield, EN3 7AR [old rules] GOV.UK: LON/00AK/MNR/2024/0706	house, 3 bed	£2,000	£2,500	£2,070	12 Mar 2025
8 Alston Road, Edmonton, London N18 2LB [old rules] GOV.UK: LON/00AK/MNR/2024/0614	house, 3 bed	£1,894.79	£2,193.97	£1,870	3 Feb 2025
2 Prospect Cottages, London, EN1 4QT [old rules] GOV.UK: LON/00AK/MNR/2024/0662	house, 3 bed	£1,650	£2,250	£2,220	16 Jan 2025
135 Empire Avenue, London, N18 1AP [old rules] GOV.UK: LON/00AK/MNR/2024/0181	house, 4 bed	£1,894.79	£2,432.69	£2,428.83	23 Dec 2024
14a Winchmore Hill Road, London N14 6PT [old rules] GOV.UK: LON/00AK/MNR/2024/0371	flat, 2 bed	£1,345	£1,995	£1,645	21 Nov 2024
6A Savoy Parade, Southbury Road, Enfield, EN1 1RT [old rules] GOV.UK: LON/00AK/MNR/2024/0216	flat, 3 bed	£368.22	£2,118.78	£1,798.33	29 Oct 2024
52 Ferndale Road, Enfield, London, EN3 6DJ [old rules] GOV.UK: LON/00AK/MNR/2024/0072	flat, 1 bed	£1,250	£1,550	£1,305	14 Oct 2024
35B Leighton Road, Bush Hill Park, Enfield, Middlesex, EN1 1XJ [old rules] GOV.UK: LON/00AK/MNR/2024/0249	flat	£1,200	£1,400	£1,350	20 Aug 2024
8 Burleigh Road, Enfield, London, EN1 1NY [old rules] GOV.UK: LON/00AK/MNR/2024/0140	house, 3 bed	£1,595.62	£2,118.78	£1,510.17	18 Jul 2024
56 Latymer Road, London, N9 9PU [old rules] GOV.UK: LON/00AK/MNR/2023/0038	house, 3 bed	£1,894.79	£2,145	£1,840	13 Apr 2023
94A Caversham Avenue, London, N13 4LN [old rules] GOV.UK: LON/00AK/MNR/2020/0126	flat		£1,350	£1,300	20 Apr 2021

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
36 Slades Gardens, Enfield, EN2 7DR [old rules] [bills included] GOV.UK: LON/00AK/MNR/2024/0624	flat, studio	£850	£1,600	£1,100	18 Feb 2025
Flat 11, Noveau House, 34 Fyfield Road, Enfield EN1 3FS [old rules] [bills included] GOV.UK: LON/00AK/MNR/2024/0691	flat, 1 bed	£995	£1,500	£1,500	27 Jan 2025
48 Sherborne Avenue, Enfield, London, EN3 5BW [old rules] [register entry only] GOV.UK: LON/00AK/MNR/2024/0189	flat, 3 bed			£1,733.33	23 Sep 2024
17 Joslyn Close Enfield Middx EN3 6GE [old rules] [housing association / affordable rent] [register entry only] GOV.UK: LON/00AK/MNR/2023/0180	house, 3 bed			£1,516.67	4 Aug 2023
41 King Edwards Road, Enfield, Middlesex, EN3 7DA [old rules] [register entry only] GOV.UK: LON/00AK/MNR/2022/0208	house, 4 bed			£2,100	27 Feb 2023
199 Hertford Road, London, N9 7EP [old rules] [register entry only] GOV.UK: LON/00AK/MNR/2021/0152	house, 2 bed			£910	14 Dec 2021
5 Weston Road, Enfield, Middlesex, EN2 0QD [old rules] [register entry only] GOV.UK: LON/00AK/MNR/2019/0060	flat			£970	29 Jun 2019