

Rent tribunal decisions in Epping Forest

Generated 16 Oct 2026. All decisions in Epping Forest.

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

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What the tribunal decided

13 decisions in this search (13 set a rent). In 7, 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	86% (6 of 7)
Same as the landlord's figure	14% (1 of 7)
Above the landlord's figure	0% (0 of 7)
Typical cut, where the rent was set lower	-10.0% (n=6)
Typical increase the landlord proposed	+12.3% (n=7)
Typical increase the tribunal decided	+5.3% (n=7)

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 7 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
89 The Square, Loughton, Essex IG10 3FE [old rules] GOV.UK: CAM/22UH/MNR/2026/0054	house, 2 bed	£1,900	£2,000	£2,000	10 Jun 2026
281 Fencepiece Road Chigwell Essex IG7 5DR [old rules] GOV.UK: CAM/22UH/MNR/2025/0719	house, 3 bed	£1,750	£2,400	£2,070	6 Oct 2025
235 Fencepiece Road, Chigwell, Essex, IG7 5EB [old rules] GOV.UK: CAM/22UH/MNR/2024/0125	house, 3 bed	£2,100	£2,300	£2,200	23 Sep 2024
Forest Lodge Main House High Road Epping CM16 5HW [old rules] GOV.UK: CAM/22UH/MNR/2024/0089	house, 4 bed	£2,125	£2,995	£2,950	10 Sep 2024
16 York Crescent Loughton Essex IG10 1RW [old rules] GOV.UK: CAM/22UH/MNR/2023/0176	flat, 2 bed	£1,250	£1,600	£1,500	2 Feb 2024
30 Robert Daniels Court, Thrifts Mead, Theydon Bois, Epping, Essex, CM16 7NE [old rules] GOV.UK: CAM/22UH/MNR/2023/0038	flat, 1 bed	£770.08	£864.59	£446.33	27 Jun 2023
27 Robert Daniels Court, Thrifts Mead, Theydon Bois, Epping, Essex, CM16 7NE [old rules] GOV.UK: CAM/22UH/MNR/2023/0037	flat, 1 bed	£770.08	£864.59	£446.33	27 Jun 2023

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
22 Robert Daniels Court, Thrifts Mead, Theydon Bois, Epping, Essex, CM16 7NE [old rules] [register entry only] GOV.UK: CAM/22UH/MNR/2023/0035	flat, 1 bed			£446.33	27 Jun 2023
21 Robert Daniels Court, Thrifts Mead, Theydon Bois, Epping, Essex, CM16 7NE [old rules] [register entry only] GOV.UK: CAM/22UH/MNR/2023/0034	flat, 1 bed			£446.33	27 Jun 2023
13 Robert Daniels Court, Thrifts Mead, Theydon Bois, Epping, Essex, CM16 7NE [old rules] [register entry only] GOV.UK: CAM/22UH/MNR/2023/0033	flat, 1 bed			£446.33	27 Jun 2023
2 Chapman Cottages, Sewardstone Road, London, E4 7RH [old rules] [register entry only] GOV.UK: LON/00BH/MNR/2019/0024	house			£325	26 Apr 2019