

# Rent tribunal decisions in Epsom and Ewell

Generated 14 Oct 2026. All decisions in Epsom and Ewell.

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

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## What the tribunal decided

2 decisions in this search (2 set a rent). In 2, 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           | too few (2 of 2) |
| Same as the landlord's figure             | too few (0 of 2) |
| Above the landlord's figure               | too few (0 of 2) |
| Typical cut, where the rent was set lower | too few (n=2)    |
| Typical increase the landlord proposed    | too few (n=2)    |
| Typical increase the tribunal decided     | too few (n=2)    |

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 2 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     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-------------|-------------------|------------------|-------------|
| 29 Lower Court Road, Epsom, Surrey, KT19 8SW [old rules]<br>GOV.UK: <a href="https://www.gov.uk/cases/HAV/43UC/MNR/2025/0642">HAV/43UC/MNR/2025/0642</a>     | house, 3 bed | £1,375      | £1,700            | <b>£1,675</b>    | 19 May 2025 |
| 47 Gainsborough Road, Epsom, Surrey, KT19 9DG<br>[old rules]<br>GOV.UK: <a href="https://www.gov.uk/cases/CHI/43UC/MNR/2024/0140">CHI/43UC/MNR/2024/0140</a> | house, 3 bed | £780        | £1,800            | <b>£1,700</b>    | 2 Aug 2024  |