

Rent tribunal decisions in Gravesham

Generated 14 Oct 2026. All decisions in Gravesham.

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

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What the tribunal decided

13 decisions in this search (13 set a rent). In 10, 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	70% (7 of 10)	78% (7 of 9)	too few (0 of 1)
Same as the landlord's figure	30% (3 of 10)	22% (2 of 9)	too few (1 of 1)
Above the landlord's figure	0% (0 of 10)	0% (0 of 9)	too few (0 of 1)
Typical cut, where the rent was set lower	-10.3% (n=7)	-10.3% (n=7)	–
Typical increase the landlord proposed	+22.9% (n=10)	+25.0% (n=9)	too few (n=1)
Typical increase the tribunal decided	+9.8% (n=10)	+11.2% (n=9)	too few (n=1)

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

"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
Flat 53, Baltic Wharf, Clifton Marine Parade, Gravesham, Kent, DA11 0DH GOV.UK: HAV/29UG/MRA/2026/0001	flat, 2 bed	£1,395	£1,420	£1,420	28 Jul 2026
12 Brandon Street, Gravesend, Kent, DA11 0PL [old rules] GOV.UK: HAV/29UG/MNR/2025/0727	house, 4 bed	£1,800	£2,400	£1,800	27 Aug 2025
52A Istead Rise, Gravesend, Kent, DA13 9JF [old rules] GOV.UK: HAV/29UG/MNR/2025/0726	flat, 2 bed	£1,150	£1,250	£1,150	27 Aug 2025
41 Beresford Road, Northfleet, Gravesend, Kent, DA11 9JU [old rules] GOV.UK: CHI/29UG/MNR/2024/0067	house, 3 bed	£1,200	£1,500	£1,500	10 May 2024
15 Lapis Close, Gravesend, Kent, DA12 4UE [old rules] GOV.UK: CHI/29UG/MNR/2023/0135	flat, 2 bed	£630	£900	£835	7 Aug 2023
154 Beaumont Drive, Northfleet, Gravesend, Kent, DA11 9NS [old rules] GOV.UK: CHI/29UG/MNR/2023/0146	house, 3 bed	£1,200	£1,450	£1,300	10 Jul 2023
22 Robinia Avenue, Northfleet, Gravesend, Kent, DA11 9QE [old rules] GOV.UK: CHI/29UG/MNR/2022/0079	house, 3 bed	£1,075	£1,200	£1,150	8 Sep 2022
21 High Street, Northfleet, Gravesend, Kent, DA11 9EZ [old rules] GOV.UK: CHI/29UG/MNR/2022/0066	house, 2 bed	£800	£1,000	£890	12 Aug 2022
57 Covesfield, Gravesend, Kent, DA11 0EG [old rules] GOV.UK: CHI/29UG/MNR/2022/0034	flat, 2 bed	£850	£950	£950	8 Jun 2022

Address, and case ref linked to GOV.UK	Type	Rent before	Landlord proposed	Tribunal decided	Decided
21 High Street, Northfleet, Gravesend, Kent, DA11 9EZ [old rules] GOV.UK: CHI/29UG/MNR/2021/0029	house, 3 bed	£700	£1,050	£800	17 May 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
Anchorage, Watling Street, Gravesend, Kent, DA12 5UD [old rules] [housing association / affordable rent] GOV.UK: HAV/29UG/MNR/2025/0776	house, 5 bed	£2,100	£2,450	£2,450	2 Feb 2026
8 Hindmarsh Crescent, North Fleet, Gravesend, Kent, DA11 8FD [old rules] [housing association / affordable rent] GOV.UK: CHI/29UG/MNR/2024/0057	flat, 1 bed	£670.40	£764	£950	10 May 2024