

# Rent tribunal decisions in Hackney

Generated 15 Oct 2026. All decisions in Hackney.

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

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## What the tribunal decided

33 decisions in this search (29 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 decisions |
|-------------------------------------------|---------------|
| Set below the landlord's figure           | 80% (8 of 10) |
| Same as the landlord's figure             | 10% (1 of 10) |
| Above the landlord's figure               | 10% (1 of 10) |
| Typical cut, where the rent was set lower | -12.2% (n=8)  |
| Typical increase the landlord proposed    | +18.4% (n=10) |
| Typical increase the tribunal decided     | +14.3% (n=10) |

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     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-------------|-------------------|------------------|-------------|
| 54 Cowper Road, London, N16 8PF [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?q=LON/00AM/MNR/2026/0244">LON/00AM/MNR/2026/0244</a>                        | house, 4 bed | £3,600      | £3,800            | <b>£3,750</b>    | 31 Jul 2026 |
| First Floor Flat (4c), Cricketfield Rd, London, E5 8NS [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?q=LON/00AM/MNR/2026/0378">LON/00AM/MNR/2026/0378</a> | flat, 1 bed  | £1,600      | £1,700            | <b>£1,650</b>    | 10 Jul 2026 |
| 105 Roding Road, London, E5 0DR [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?q=LON/00AM/MNR/2025/0799">LON/00AM/MNR/2025/0799</a>                        | house, 3 bed | £2,392      | £4,680            | <b>£3,200</b>    | 20 Oct 2025 |
| Flat 16 South Mill Apartments, Hebden Street, E2 8FZ [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?q=LON/00AM/MNR/2024/0342">LON/00AM/MNR/2024/0342</a>   | flat, 2 bed  | £2,700      | £3,036            | <b>£2,800</b>    | 28 Oct 2024 |
| 27 Ardleigh Road, London, N1 4HS [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?q=LON/00AM/MNR/2024/0041">LON/00AM/MNR/2024/0041</a>                       | house, 4 bed | £914        | £4,750            | <b>£2,900</b>    | 24 Jun 2024 |
| 19 Felstead Street , Hackney Wick , London , E9 5LZ [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?q=LON/00AM/MNR/2023/0473">LON/00AM/MNR/2023/0473</a>    | flat, 3 bed  | £1,914.73   | £2,300            | <b>£2,200</b>    | 21 Feb 2024 |
| 53 Castlewood Road, Stamford Hill , London, N16 6DJ [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?q=LON/00AM/MNR/2023/0467">LON/00AM/MNR/2023/0467</a>    | flat, 3 bed  | £1,100      | £1,500            | <b>£1,250</b>    | 15 Feb 2024 |
| 45 Thistlewaite Road, Hackney, London, E5 0QG [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?q=LON/00AM/MNR/2023/0370">LON/00AM/MNR/2023/0370</a>          | flat, 1 bed  | £1,200      | £1,400            | <b>£1,400</b>    | 28 Nov 2023 |
| 169 Banister House, Homerton High St, London, E9 6BW [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?q=LON/00AM/MNR/2023/0357">LON/00AM/MNR/2023/0357</a>   | flat, 2 bed  | £1,575      | £2,000            | <b>£1,653.75</b> | 31 Oct 2023 |

| Address, and case ref linked to GOV.UK                                                          | Type         | Rent before | Landlord proposed | Tribunal decided | Decided    |
|-------------------------------------------------------------------------------------------------|--------------|-------------|-------------------|------------------|------------|
| 15 Blakeney Close, London, E8 2HQ [old rules]<br>GOV.UK: <a href="#">LON/00AM/MDR/2020/0002</a> | house, 3 bed | £1,410      | £1,560            | <b>£1,800</b>    | 2 Oct 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     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------------|-------------------|------------------|-------------|
| Flat 4, 214 Haggerston Road Hackney London E8 4JA [old rules] [housing association / affordable rent]<br>GOV.UK: <a href="#">LON/00AM/MNR/2026/0224</a>                     | flat, 2 bed | £1,683.83   | £1,768            | <b>£2,400</b>    | 22 Jun 2026 |
| 9 Waterden Road, Hackney, London, E20 3AN [old rules] [housing association / affordable rent]<br>GOV.UK: <a href="#">LON/00AM/MNR/2025/0999</a>                             | flat, 1 bed | £2,250      | £2,500            | <b>£2,500</b>    | 11 Jun 2026 |
| Flat 24, Refinery House, 16 Tandy Place, London, E20 3AR [old rules] [housing association / affordable rent]<br>GOV.UK: <a href="#">LON/00AM/MNR/2025/1043</a>              | flat, 1 bed | £2,300      | £2,500            | <b>£2,500</b>    | 23 Mar 2026 |
| 37 Archer Tower, Berger Road, London, E9 6FG [old rules] [housing association / affordable rent]<br>GOV.UK: <a href="#">LON/00AM/MNR/2025/0779</a>                          | flat        | £1,292.60   | £1,327.50         | <b>£1,292.60</b> | 29 Sep 2025 |
| 40 Archer Tower, Berger Road, London E9 6FG [old rules] [housing association / affordable rent]<br>GOV.UK: <a href="#">LON/00AM/MNR/2025/0725</a>                           | flat        | £1,292.60   | £1,327.50         | <b>£1,292.60</b> | 29 Sep 2025 |
| Flat 6A, 90 Britannia Walk, London N1 7NQ [old rules] [housing association / affordable rent]<br>GOV.UK: <a href="#">LON/00AM/MNR/2025/0754</a>                             | flat, 2 bed | £868.49     | £896.28           | <b>£896.28</b>   | 8 Sep 2025  |
| Flat 1 Boleyn Court, Dalston London N16 8JL [old rules] [housing association / affordable rent]<br>GOV.UK: <a href="#">LON/00AM/MNR/2024/0625</a>                           | flat, 1 bed | £1,296      | £1,418            | <b>£1,700</b>    | 11 Feb 2025 |
| 7A Navarino Road, London, E8 1AD [old rules] [housing association / affordable rent]<br>GOV.UK: <a href="#">LON/00AM/MNR/2024/0356</a>                                      | flat, 1 bed | £1,395      | £1,550            | <b>£1,400</b>    | 17 Dec 2024 |
| Ground Floor Flat, 26 Stevens Avenue, London, E9 6RX [old rules] [register entry only]<br>GOV.UK: <a href="#">LON/00AM/MNR/2024/0282</a>                                    | flat        |             |                   | <b>£1,500</b>    | 13 Sep 2024 |
| 15 Fradel Lodge, 1 Schonfeld Square, London, N16 0QW [old rules] [housing association / affordable rent] [bills included]<br>GOV.UK: <a href="#">LON/00AM/MNR/2023/0337</a> | flat, 1 bed | £1,755      | £1,915.29         | <b>£1,915.29</b> | 16 Oct 2023 |

Showing the 10 most recent of 17. 7 more, and the rest of this search, are in the full list online: <https://rentrisecheck.uk/area/hackney?period=all&x=1>