

Rent tribunal decisions in Haringey

Generated 14 Oct 2026. All decisions in Haringey.

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

Source: First-tier Tribunal (Property Chamber) decisions published on GOV.UK. Contains public sector information licensed under the Open Government Licence v3.0. Rent Rise Check is an independent project, not part of the tribunal, HM Courts & Tribunals Service or GOV.UK. Contact: hello@rentrisecheck.uk. The rent figures were read from each decision automatically; each case reference below links to the original decision on GOV.UK (on paper, search GOV.UK for the reference). GOV.UK guidance and form MR1: <https://www.gov.uk/guidance/apply-for-an-open-market-rent-determination>

What the tribunal decided

40 decisions in this search (32 set a rent). In 17, 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	82% (14 of 17)
Same as the landlord's figure	18% (3 of 17)
Above the landlord's figure	0% (0 of 17)
Typical cut, where the rent was set lower	-15.3% (n=14)
Typical increase the landlord proposed	+37.0% (n=13)
Typical increase the tribunal decided	+18.1% (n=13)

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
Apartment 42, Alder Court, Cline Road, London, N11 2ND [old rules] GOV.UK: LON/00AP/MNR/2025/0982	flat, 1 bed	£1,050	£1,400	£1,240	15 Sep 2026
27 Penshurst Road, Tottenham, London N17 8BT [old rules] GOV.UK: LON/00AP/MNR/2026/0269	house, 6 bed	£1,950	£3,250	£3,250	7 Jul 2026
159 Rosebery Avenue, Tottenham, London N17 9SG [old rules] GOV.UK: LON/00AP/MNR/2026/0116	house, 3 bed	£1,300	£2,500	£1,950	19 May 2026
Ground floor flat, 46a Danvers Road, London, N8 7HH [old rules] GOV.UK: LON/00AP/MNR/2025/1010	flat, 1 bed	£1,528.58	£1,733.33	£1,657.50	10 Mar 2026
First Floor, 56 Crowland Road, London, N15 6UU [old rules] GOV.UK: LON/00AP/MNR/2025/0922	flat, 1 bed	£1,650	£1,950	£1,700	3 Feb 2026
Flat 13 Rigby House, 456-462 High Road, London, N17 9BF [old rules] GOV.UK: LON/00AP/MNR/2024/0254	flat, 2 bed	£1,296.45	£1,396.16	£1,300	17 Sep 2024
79 Rutland Gardens London N4 1JW [old rules] GOV.UK: LON/00AP/MNR/2024/0063	house, 5 bed	£2,500	£3,000	£3,000	28 Aug 2024
Ground Floor Flat, 346B Alexandra Park Road, London, N22 7BD [old rules] GOV.UK: LON/00AP/MNR/2024/0093	flat, 7 bed	£840	£1,500	£1,050	18 Jun 2024
Flat 8 Mowbray Court, Ewart Grove, N22 5NS [old rules] GOV.UK: LON/00AP/MNR/2023/0386	flat, 2 bed	£1,350	£1,850	£1,500	7 Dec 2023

Address, and case ref linked to GOV.UK	Type	Rent before	Landlord proposed	Tribunal decided	Decided
169B Inderwick Road, London, N8 9JR [old rules] GOV.UK: LON/00AP/MNR/2022/0090	flat, 3 bed	£1,053	£1,800.50	£1,499.33	28 Oct 2022
46a Danvers Road, Hornsey, London, N8 7HH [old rules] GOV.UK: LON/00AP/MNR/2022/0031	flat, 1 bed		£1,776.67	£1,528.58	16 May 2022
Flat 4, Gisburn Mansions, Tottenham Lane , Hornsey , N8 7EB [old rules] GOV.UK: LON/00AP/MNR/2022/0002	flat, 2 bed		£2,000	£1,750	11 Apr 2022
Ground Floor Flat, 346B Alexandra Park Road, London, N22 7BD [old rules] GOV.UK: LON/00AP/MNR/2020/0004	flat, 4 bed	£580	£1,100	£840	25 Jan 2022
169B Inderwick Road, Hornsey, London, N8 9JR [old rules] GOV.UK: LON/00AP/MNR/2019/0157	flat, 3 bed	£975	£1,755	£1,053	14 Feb 2020
46a Danvers Road, Hornsey, London, N8 7HH [old rules] GOV.UK: LON/00AP/MNR/2019/0102	flat, 1 bed	£1,365	£1,690	£1,516.67	1 Nov 2019
Flat B, 63 Broad Lane, London, N15 4DJ [old rules] GOV.UK: LON/00AP/MNR/2019/0083	flat, 1 bed		£1,150	£1,150	20 Sep 2019
3 Briars Close, London, N17 0JB [old rules] GOV.UK: LON/00AP/MNR/2019/0078	flat, 2 bed		£1,408.33	£1,018.33	20 Sep 2019

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
Room 4 (1st Floor Front), 116 Downhills Park [old rules] [room in shared house] GOV.UK: LON/00AP/MNR/2024/0705	room	£525	£700	£700	3 Feb 2025
5 Turnpike Mews, Turnpike Lane, London, N8 0ED [old rules] [bills included] GOV.UK: LON/00AP/MNR/2024/0299	house	£550	£1,100	£800	6 Nov 2024
27 Trulock Road, Tottenham , London , N17 0PH [old rules] [housing association / affordable rent] GOV.UK: LON/00AP/MNR/2024/0190	house, 3 bed	£759.94	£818.44	£1,757.60	19 Sep 2024
119 Napier Road, Tottenham, London, N17 6YQ [old rules] [housing association / affordable rent] GOV.UK: LON/00AP/MNR/2023/0309	house, 3 bed	£1,431.78	£1,576.29	£1,610.01	10 Jun 2024
62 Portland Road, London, N15 4SX [old rules] [housing association / affordable rent] GOV.UK: LON/00AP/MNR/2024/0225	house, 2 bed	£621.66	£670.58	£1,528.58	19 Mar 2024
45 Gedeney Road, Tottenham, London, N17 7DY [old rules] [register entry only] GOV.UK: LON/00AP/MNR/2022/0205	house, 2 bed			£1,750	13 Jun 2023
17 Warham Rd, Harringay, London, N4 1AR [old rules] [housing association / affordable rent] [register entry only] GOV.UK: LON/00AP/MNR/2023/0063	house, 3 bed			£1,560	5 Jun 2023
Room 8, 34 Queens Avenue, London, N10 3NR [old rules] [room in shared house] [bills included] GOV.UK: LON/00AP/MNR/2022/0092	room	£732.98	£1,124.98	£1,022.67	28 Oct 2022
Flat 13 Rigby House, 456-462 High Road, London, N17 9BF [old rules] [housing association / affordable rent] GOV.UK: LON/00AP/MNR/2022/0080	flat, 2 bed	£1,274.95	£1,296.45	£1,295.67	12 Aug 2022
39 Risley Avenue, Tottenham, London, N17 7HJ [old rules] [register entry only] GOV.UK: LON/00AP/MNR/2021/0130	house, 2 bed			£1,400	24 Aug 2021

Showing the 10 most recent of 13. 3 more, and the rest of this search, are in the full list online: <https://rentrisecheck.uk/area/haringey?period=all&x=1>