

# Rent tribunal decisions in Hastings

Generated 15 Oct 2026. All decisions in Hastings.

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

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## What the tribunal decided

19 decisions in this search (18 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            | Old rules      | New rules        |
|-------------------------------------------|----------------|----------------|------------------|
| Set below the landlord's figure           | 94% (16 of 17) | 94% (15 of 16) | too few (1 of 1) |
| Same as the landlord's figure             | 6% (1 of 17)   | 6% (1 of 16)   | too few (0 of 1) |
| Above the landlord's figure               | 0% (0 of 17)   | 0% (0 of 16)   | too few (0 of 1) |
| Typical cut, where the rent was set lower | -13.0% (n=16)  | -12.3% (n=15)  | too few (n=1)    |
| Typical increase the landlord proposed    | +32.1% (n=17)  | +29.5% (n=16)  | too few (n=1)    |
| Typical increase the tribunal decided     | +10.8% (n=17)  | +12.1% (n=16)  | 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 2, 21 Marina St Leonards-on-Sea TN39 0DP<br>GOV.UK: <a href="https://www.gov.uk/search/publications/HAV/21UD/MRA/2026/0019">HAV/21UD/MRA/2026/0019</a>                                                   | flat, 3 bed  | £860        | £1,300            | <b>£860</b>      | 10 Sep 2026 |
| 18A Downs Road, Hastings, East Sussex, TN34 2DX<br>[old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications/HAV/21UD/MNR/2025/0797">HAV/21UD/MNR/2025/0797</a>                                  | flat         | £930        | £1,175            | <b>£1,000</b>    | 12 Dec 2025 |
| 71 Manor Road, Hastings, East Sussex, TN34 3LJ [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications/HAV/21UD/MNR/2025/0611">HAV/21UD/MNR/2025/0611</a>                                      | flat, 2 bed  | £580        | £1,100            | <b>£965</b>      | 6 Mar 2025  |
| 71A Manor Road, Hastings, East Sussex, TN34 3LJ<br>[old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications/HAV/21UD/MNR/2025/0605">HAV/21UD/MNR/2025/0605</a>                                  | flat, 2 bed  | £580        | £1,100            | <b>£950</b>      | 6 Mar 2025  |
| 18A Downs Road, Hastings, East Sussex, TN34 2DX<br>[old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications/HAV/21UD/MNR/2024/0617">HAV/21UD/MNR/2024/0617</a>                                  | flat, 2 bed  | £875        | £1,050            | <b>£930</b>      | 19 Dec 2024 |
| Flat 4, Carmel Heights, 121 Bexhill Road, St Leonards-on-Sea, East Sussex, TN38 0AJ [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications/CHI/21UD/MNR/2024/0167">CHI/21UD/MNR/2024/0167</a> | flat, 2 bed  | £895        | £995              | <b>£877.50</b>   | 1 Oct 2024  |
| 34 Buchanan Gardens, St. Leonards-on-Sea, East Sussex, TN38 0GA [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications/CHI/21UD/MNR/2024/0026">CHI/21UD/MNR/2024/0026</a>                     | house        | £1,200      | £1,400            | <b>£1,330</b>    | 26 Apr 2024 |
| 11 Bower Close, St. Leonards-on-Sea, East Sussex, TN37 7JX [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications/CHI/21UD/MNR/2023/0076">CHI/21UD/MNR/2023/0076</a>                          | house, 4 bed | £1,400      | £1,850            | <b>£1,650</b>    | 26 Jul 2023 |

| Address, and case ref linked to GOV.UK                                                                                                   | Type        | Rent before | Landlord proposed | Tribunal decided | Decided     |
|------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------------|-------------------|------------------|-------------|
| TFF, 9 Maze Hill, St. Leonards-on-Sea, East Sussex, TN38 0BA [old rules]<br>GOV.UK: <a href="#">CHI/21UD/MNR/2023/0139</a>               | flat, 3 bed | £750        | £1,100            | <b>£850</b>      | 12 Jul 2023 |
| 66 The Bourne, Hastings, East Sussex, TN34 3AY [old rules]<br>GOV.UK: <a href="#">CHI/21UD/MNR/2022/0093</a>                             | flat, 3 bed | £825        | £1,100            | <b>£880</b>      | 27 Sep 2022 |
| Flat 5, 12 Carlisle Parade, Hastings, East Sussex, TN34 1JG [old rules]<br>GOV.UK: <a href="#">CHI/21UD/MNR/2022/0074</a>                | flat, 3 bed | £895        | £975              | <b>£960</b>      | 26 Aug 2022 |
| TFF, 9 Maze Hill, St. Leonards-on-Sea, East Sussex, TN38 0BA [old rules]<br>GOV.UK: <a href="#">CHI/21UD/MNR/2022/0064</a>               | flat, 3 bed | £575        | £900              | <b>£750</b>      | 1 Aug 2022  |
| First Floor Flat, 48 Cornwallis Gardens, Hastings, East Sussex, TN34 1LX [old rules]<br>GOV.UK: <a href="#">CHI/21UD/MNR/2022/0040</a>   | flat, 2 bed | £650        | £825              | <b>£750</b>      | 20 Jun 2022 |
| 139 Queens Road, Hastings, East Sussex, TN34 1RP [old rules]<br>GOV.UK: <a href="#">CHI/21UD/MNR/2021/0078</a>                           | flat, 3 bed | £750        | £850              | <b>£850</b>      | 21 Sep 2021 |
| Upper Maisonette, 94 Bohemia Road, St. Leonards, East Sussex, TN37 6RN [old rules]<br>GOV.UK: <a href="#">CHI/21UD/MNR/2021/0056</a>     | flat, 3 bed | £446.33     | £750              | <b>£450</b>      | 15 Jul 2021 |
| Upper Maisonette, 54 Carisbrooke Road, St. Leonards, East Sussex, TN38 0JT [old rules]<br>GOV.UK: <a href="#">CHI/21UD/MNR/2020/0054</a> | flat, 2 bed | £670        | £690              | <b>£675</b>      | 20 Aug 2020 |
| FFF, 25 Albany Road, St. Leonards, East Sussex, TN38 0LP [old rules]<br>GOV.UK: <a href="#">CHI/21UD/MNR/2019/0046</a>                   | flat, 2 bed | £410        | £850              | <b>£600</b>      | 23 Aug 2019 |