

Rent tribunal decisions in Havering

Generated 16 Oct 2026. All decisions in Havering.

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

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What the tribunal decided

15 decisions in this search (13 set a rent). In 7, 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	71% (5 of 7)
Same as the landlord's figure	14% (1 of 7)
Above the landlord's figure	14% (1 of 7)
Typical cut, where the rent was set lower	-2.6% (n=5)
Typical increase the landlord proposed	+8.6% (n=7)
Typical increase the tribunal decided	+13.3% (n=7)

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 7 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
18A Upminster Road South, Rainham, Essex, RM13 9YX [old rules] GOV.UK: LON/00AR/MNR/2026/0348	flat, 2 bed	£875	£1,750	£1,000	29 Jul 2026
205 Gooshays Drive, Romford, RM3 8YJ [old rules] GOV.UK: LON/00AR/MNR/2026/0226	house, 3 bed	£1,300	£1,950	£1,900	13 Jul 2026
Flat 8, Nico House, 8 Station Square, Gidea Park, Essex, RM2 6BY [old rules] GOV.UK: LON/00AR/MNR/2026/0055	flat, 2 bed	£1,450	£1,560	£1,400	16 Jun 2026
127 North Hill Drive, Romford, RM3 7AF [old rules] GOV.UK: LON/00AR/MNR/2026/0051	house, 3 bed	£1,850	£2,000	£2,000	28 Apr 2026
Flat 6, 80 Heath Park Road, Romford, Essex, RM2 5XA [old rules] GOV.UK: LON/00AR/MNR/2025/0668	flat, 2 bed	£1,450	£1,575	£1,550	27 May 2025
119 Albany Road, Hornchurch, Essex, RM12 4AG [old rules] GOV.UK: LON/00AR/MNR/2024/0702	house, 3 bed	£1,650	£1,895	£1,870	24 Mar 2025
114 Warren Drive, Hornchurch, Essex, RM12 4QX [old rules] GOV.UK: LON/00AR/MNR/2022/0035	house, 3 bed			£1,550	18 May 2022
16 Ferguson Court RM2 6RJ [old rules] GOV.UK: LON/00AR/MNR/2021/0108	flat, 3 bed	£1,114.36	£1,142.40	£1,350	14 Mar 2022

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
76 Hailsham Road, Romford, Essex, RM3 7SB [old rules] [register entry only] GOV.UK: LON/00AR/MNR/2022/0108	house, 3 bed			£1,400	26 Sep 2022
18 Inglewood Close, Hornchurch, Essex, RM12 6RY [old rules] [bills included] [register entry only] GOV.UK: LON/00AR/MNR/2019/0064	house			£600	12 Jul 2019