

Rent tribunal decisions in Hertsmere

Generated 16 Oct 2026. All decisions in Hertsmere.

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

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What the tribunal decided

12 decisions in this search (10 set a rent). In 9, 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	56% (5 of 9)
Same as the landlord's figure	44% (4 of 9)
Above the landlord's figure	0% (0 of 9)
Typical cut, where the rent was set lower	-10.0% (n=5)
Typical increase the landlord proposed	+21.2% (n=9)
Typical increase the tribunal decided	+17.2% (n=9)

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 9 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
8 Greenwood Close, Bushey Heath, Hertfordshire, WD23 4GE [old rules] GOV.UK: CAM/26UE/MNR/2025/0822	flat, 1 bed	£980	£1,150	£1,150	30 Mar 2026
Clodhoddle Cottage, 108 High Street, Elstree, Hertfordshire, WD6 3EP [old rules] GOV.UK: CAM/26UE/MNR/2025/0793	house, 3 bed	£1,500	£1,900	£1,800	19 Jan 2026
Flat 1, 7 Furzehill Parade, Shenley Road, WD6 1DX [old rules] GOV.UK: CAM/26UE/MNR/2025/0672	flat, 2 bed	£1,400	£1,750	£1,750	29 Aug 2025
68 Elstree Road, Bushey, WD23 4GL [old rules] GOV.UK: CAM/00MX/MNR/2024/0630	house, 2 bed	£1,250	£1,400	£1,400	3 Feb 2025
64 Milton Road, Borehamwood, WD6 2BB [old rules] GOV.UK: CAM/26UE/MNR/2024/0623	house, 3 bed	£1,650	£2,000	£1,900	3 Feb 2025
73 School Lane Bushey Herts WD23 1BY: [] [old rules] GOV.UK: CAM/26UE/MNR/2024/0034	house, 2 bed	£720	£858	£770	18 Jun 2024
Flat 3, Keble Court, Gateshead Road, WD6 4AY [old rules] GOV.UK: CAM/26UE/MNR/2024/0017	flat, 2 bed	£1,100	£1,800	£1,475	27 Apr 2024
Cottage B, Metropolitan Police Sports Ground, Bushey, Hertfordshire, WD23 2TR [old rules] GOV.UK: CAM/26UE/MNR/2022/0113	house, 3 bed	£1,200	£1,500	£1,350	17 May 2023
15 Elmscroft Gardens, Potters Bar, Hertfordshire, EN6 2JP [old rules] GOV.UK: CAM/26UE/MNR/2022/0084	house	£1,600	£1,875	£1,875	30 Dec 2022