

Rent tribunal decisions in Hillingdon

Generated 16 Oct 2026. All decisions in Hillingdon.

Online version, with every decision: <https://rentrisecheck.uk/area/hillingdon?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

24 decisions in this search (23 set a rent). In 16, 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	69% (11 of 16)
Same as the landlord's figure	31% (5 of 16)
Above the landlord's figure	0% (0 of 16)
Typical cut, where the rent was set lower	-12.1% (n=11)
Typical increase the landlord proposed	+22.9% (n=16)
Typical increase the tribunal decided	+10.3% (n=16)

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
59 Leven Way, Hayes, UB3 2SS [old rules] GOV.UK: LON/00AS/MNR/2026/0293	house, 4 bed	£2,350	£2,550	£2,550	24 Jun 2026
53 Byron Way, West Dryton, Greater London UB7 9JD [old rules] GOV.UK: LON/00AS/MNR/2026/0196	house, 3 bed	£1,750	£2,050	£1,900	29 May 2026
44 Punam Apartments, 40A Windsor Close, Northwood Hills, Hillingdon, HA6 1FD [old rules] GOV.UK: LON/00AS/MNR/2026/0111	flat, 1 bed	£1,250	£1,550	£1,450	19 May 2026
Flat 4, 10 The Runway, South Ruislip, HA4 6EU [old rules] GOV.UK: LON/00AS/MNR/2026/0119	flat, studio	£900	£1,096.98	£925	19 May 2026
318 Balmoral Drive, Hayes, Middlesex, UB4 8DH [old rules] GOV.UK: LON/00AS/MNR/2025/1015	house, 3 bed	£1,278.75	£1,900	£1,680	13 Mar 2026
46 Pinglestone close, Hammondswoth, West Drayton, UB7 0DL [old rules] GOV.UK: LON/00AS/MNR/2025/0939	house, 3 bed	£365	£650	£650	6 Feb 2026
59 Chamberlain Way, Pinner, Middlesex, HA5 2AT [old rules] GOV.UK: LON/00AS/MNR/2025/0872	flat, 2 bed	£1,500	£1,800	£1,625	3 Dec 2025
Flat 13, Whitley House 32 Hornchurch Road, Uxbridge, UB10 0WN [old rules] GOV.UK: LON/00AS/MDR/2024/0603	flat, 2 bed	£1,850	£2,020	£1,950	3 Nov 2025
101 Halford Road, Ickenham, UB10 8QA [old rules] GOV.UK: LON/00AS/MNR/2025/0620	house, 3 bed	£1,650	£2,200	£1,890	20 May 2025

Address, and case ref linked to GOV.UK	Type	Rent before	Landlord proposed	Tribunal decided	Decided
Flat 105 Hawthorne Crescent , Yiewsley, West Drayton, Middlesex UB7 9PA [old rules] GOV.UK: LON/00AS/MNR/2024/0687	flat, 2 bed	£1,175	£1,650	£1,450	27 Feb 2025
5 Exmouth Road London UB4 8LL [old rules] GOV.UK: LON/00AS/MNR/2024/0368	house, 3 bed	£1,600	£2,350	£1,932	13 Dec 2024
47 Saunton Avenue, Hayes UB3 5HG [old rules] GOV.UK: LON/00AS/MNR/2024/0329	house, 3 bed	£1,460	£2,500	£1,900	18 Oct 2024
50 Waltham Avenue, Hayes, UB3 1TB [old rules] GOV.UK: LON/00AS/MNR/2024/0233	house, 3 bed	£1,650	£1,850	£1,850	15 Oct 2024
50 The Chase, Ickenham, Middlesex, UB10 8ST [old rules] GOV.UK: LON/00AS/MNR/2024/0124	house, 2 bed	£810	£875	£875	2 Sep 2024
47 Saunton Avenue, Hayes, Middlesex, UB3 5HG [old rules] GOV.UK: LON/00AS/MNR/2023/0188	house, 3 bed	£1,450	£2,000	£1,460	30 Aug 2023
Flat 5 Monterey Lodge, Frithwood Avenue, Northwood, Middlesex, HA6 3GA [old rules] GOV.UK: LON/00AS/MNR/2021/0090	flat, 3 bed	£2,500	£2,700	£2,700	25 Aug 2021

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 58, Axis House, 242 Bath road, Hayes, UB3 5AY [old rules] [bills included] GOV.UK: LON/00AS/MNR/2026/0332	flat, 1 bed	£1,400	£1,500	£1,400	3 Aug 2026
38 Reid Close, Hayes, UB3 2DD [old rules] [register entry only] GOV.UK: LON/00AS/MNR/2023/0445	flat, 2 bed			£1,650	2 Feb 2024
145 Cromwell Road, Hayes, UB3 2PU [old rules] [housing association / affordable rent] [register entry only] GOV.UK: LON/00AS/MNR/2023/0147	house, 3 bed			£1,430	8 Aug 2023
Flat 2, 51 Belmont Road, Uxbridge Road, UB8 1SU [old rules] [housing association / affordable rent] [bills included] GOV.UK: LON/00AS/MNR/2023/0154	flat, 1 bed		£1,027.52	£1,170	10 Jul 2023
119a Field End Road, Eastcote, Pinner, Middlesex, HA5 1QH [old rules] [register entry only] GOV.UK: LON/00AS/MNR/2023/0053	flat, 3 bed			£1,250	25 Jun 2023