

Rent tribunal decisions in Kensington and Chelsea

Generated 14 Oct 2026. All decisions in Kensington and Chelsea.

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

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What the tribunal decided

33 decisions in this search (30 set a rent). In 11, 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	91% (10 of 11)	90% (9 of 10)	too few (1 of 1)
Same as the landlord's figure	0% (0 of 11)	0% (0 of 10)	too few (0 of 1)
Above the landlord's figure	9% (1 of 11)	10% (1 of 10)	too few (0 of 1)
Typical cut, where the rent was set lower	-12.1% (n=10)	-15.6% (n=9)	too few (n=1)
Typical increase the landlord proposed	+31.9% (n=10)	+32.2% (n=9)	too few (n=1)
Typical increase the tribunal decided	+14.0% (n=10)	+16.3% (n=9)	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 9 Boltons Court, 216 Old Brompton Road, London SW5 0BZ GOV.UK: LON/00AW/MRA/2026/0043	flat, 3 bed	£6,200	£6,375	£6,200	24 Jul 2026
Top Floor Flat, 3 Horton Place, Kensington, London, W8 4LZ [old rules] GOV.UK: LON/00AW/MNR/2026/0015	flat, 1 bed	£1,386.33	£1,833.33	£1,675	12 Jun 2026
2 F Wrights Lane Kensington London W8 6TA [old rules] GOV.UK: LON/00AW/MNR/2026/0133	flat, 2 bed	£2,235	£2,575	£2,600	28 May 2026
Ground Floor Flat, 154 Warwick Road, London W14 8PS [old rules] GOV.UK: LON/00AW/MNR/2025/1028	flat, 1 bed	£1,600	£3,000	£1,890	19 Mar 2026
Ground Floor Flat, 32 Elsham Road London W14 8HB [old rules] GOV.UK: LON/00AW/MNR/2025/0783	flat, 2 bed	£2,500	£2,850	£2,690	29 Nov 2025
Flat 6, 165 Cromwell Road, London SW5 0SQ [old rules] GOV.UK: LON/00AW/MNR/2025/0869	flat, 1 bed	£1,700	£2,250	£1,900	10 Nov 2025
Flat 5, 52 Elsham Road, London, W14 8HD [old rules] GOV.UK: LON/00AW/MNR/2025/0655	flat, 1 bed	£1,250	£2,300	£1,490	29 Jul 2025
5 Abbots House, St Mary Abbots Terrace, London, W14 8NU [old rules] GOV.UK: LON/00AW/MNR/2024/0621	flat, 2 bed	£2,999.23	£3,098.33	£3,062.50	10 Mar 2025

Address, and case ref linked to GOV.UK	Type	Rent before	Landlord proposed	Tribunal decided	Decided
Flat 11, Oakeford House, 72 Russell Road, London W14 8HW [old rules] GOV.UK: LON/00AW/MNR/2024/0327	flat, 2 bed	£1,900	£2,500	£1,900	23 Sep 2024
5 Abbots House, St. Mary Abbots Terrace, London, W14 8NU [old rules] GOV.UK: LON/00AW/MNR/2022/0126	flat, 2 bed		£3,055	£3,000	6 Dec 2022
Flat 1, 352a Fulham Road, London, SW10 9UH [old rules] GOV.UK: LON/00AW/MNR/2022/0107	flat, 3 bed	£1,650	£2,590	£2,100	18 Nov 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
25 Avondale Park Road, London, W11 4HG [old rules] [housing association / affordable rent] GOV.UK: LON/00AW/MNR/2026/0144	house, studio	£592.89	£621.31	£1,430	13 Jul 2026
Flat 3, 16 Collingham Place, London, SW5 0PZ [old rules] [bills included] GOV.UK: LON/00AW/MNR/2024/0269	flat, studio	£1,850	£2,838	£2,280	14 Feb 2025
7A McGregor Road, London, W11 1DE [old rules] [housing association / affordable rent] GOV.UK: LON/00AW/MNR/2023/0204	flat, 1 bed	£635.70	£680.20	£1,249.99	2 Feb 2024
7A Barlby Road, London, W10 6AN [old rules] [housing association / affordable rent] GOV.UK: LON/00AW/MNR/2023/0143	flat, 2 bed	£685.23	£748.45	£748.45	16 Oct 2023
352a Flat 1, Fulham Road, London, SW10 9UH [old rules] [register entry only] GOV.UK: LON/00AW/MNR/2023/0306	flat, 3 bed			£2,500	18 Sep 2023
Flat 62 Meriden Court, Chelsea Manor Street, SW3 3TT [old rules] [bills included] [register entry only] GOV.UK: LON/00AW/MNR/2023/0148	flat, studio			£1,620	1 Aug 2023
Flat 7B, Barlby Road, London, W10 6AN [old rules] [housing association / affordable rent] [register entry only] GOV.UK: LON/00AW/MNR/2022/0063	flat, 2 bed			£1,750.67	3 Aug 2022
Flat 3, 16 Collingham Place, London, SW5 0PZ [old rules] [register entry only] GOV.UK: LON/00AW/MNR/2022/0085	flat, studio			£1,850	18 Jul 2022
6d Tadema Road SW10 0NU [old rules] [housing association / affordable rent] [register entry only] GOV.UK: LON/00AW/MNR/2021/0074	flat, 1 bed			£1,267.50	26 Jul 2021
33 Thurloe Street, London, SW7 2LQ [old rules] [register entry only] GOV.UK: LON/00AW/MNR/2021/0029	flat, 3 bed			£8,188.42	1 Jul 2021

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