

# Rent tribunal decisions in Malvern Hills

Generated 16 Oct 2026. All decisions in Malvern Hills.

Online version, with every decision: <https://rentrisecheck.uk/area/malvern-hills?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](mailto: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

3 decisions in this search (3 set a rent). In 1, 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           | too few (1 of 1) |
| Same as the landlord's figure             | too few (0 of 1) |
| Above the landlord's figure               | too few (0 of 1) |
| Typical cut, where the rent was set lower | too few (n=1)    |
| Typical increase the landlord proposed    | –                |
| Typical increase the tribunal decided     | –                |

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 1 decision 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     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-------------|-------------------|------------------|-------------|
| 189 West Malvern Road, Malvern, Worcestershire, WR14 4BB [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications/BIR/47UC/MNR/2021/0022">BIR/47UC/MNR/2021/0022</a> | house, 3 bed |             | £875              | <b>£850</b>      | 28 Jun 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 1 Scarborough House, 4 Cowleigh Road, Malvern, WR14 1QD [old rules] [register entry only]<br>GOV.UK: <a href="https://www.gov.uk/search/publications/BIR/47UC/MNR/2024/0053">BIR/47UC/MNR/2024/0053</a>       | flat, 2 bed |             |                   | <b>£650</b>      | 19 Jul 2024 |
| Castle Mount Netherley Lane Berrow Malvern Worcestershire WR13 6JL [old rules] [register entry only]<br>GOV.UK: <a href="https://www.gov.uk/search/publications/BIR/47UC/MNR/2023/0102">BIR/47UC/MNR/2023/0102</a> | house       |             |                   | <b>£1,150</b>    | 8 Sep 2023  |