

Rent tribunal decisions in Medway

Generated 14 Oct 2026. All decisions in Medway.

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

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What the tribunal decided

13 decisions in this search (12 set a rent). In 10, 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	60% (6 of 10)
Same as the landlord's figure	40% (4 of 10)
Above the landlord's figure	0% (0 of 10)
Typical cut, where the rent was set lower	-5.4% (n=6)
Typical increase the landlord proposed	+18.6% (n=10)
Typical increase the tribunal decided	+14.8% (n=10)

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
106 Kingfisher Drive, Chatham, Kent, ME5 7NZ [old rules] GOV.UK: HAV/00LC/MNR/2026/0031	house, 3 bed	£1,060	£1,260	£1,220	14 May 2026
Flat 7, Pritchard Court, Shakespeare Road, Gillingham, Kent, ME7 5QW [old rules] GOV.UK: HAV/00LC/MNR/2025/0738	flat, studio	£740	£875	£825	22 Sep 2025
73 Harptree Drive, Chatham, Kent, ME5 0TF [old rules] GOV.UK: CHI/00LC/MNR/2023/0267	house, 3 bed	£875	£1,200	£1,200	22 Feb 2024
62A Victoria Street, Gillingham, Kent, ME7 1EN [old rules] GOV.UK: CHI/00LC/MNR/2022/0144	flat, 1 bed	£585	£675	£675	6 Feb 2023
16 Flamingo Close, Chatham, Kent, ME5 7RF [old rules] GOV.UK: CHI/00LC/MNR/2022/0129	house, 2 bed	£830	£1,000	£950	13 Jan 2023
21 Chaffinch Close, Chatham, Kent, ME5 7RG [old rules] GOV.UK: CHI/00LC/MNR/2021/0095	house, 1 bed	£450	£700	£700	17 Nov 2021
39 Baden Road, Gillingham, Kent, ME7 1RE [old rules] GOV.UK: CHI/00LC/MNR/2021/0036	house, 3 bed	£715	£815	£815	27 May 2021
62A Victoria Street, Gillingham, Kent, ME7 1EN [old rules] GOV.UK: CHI/00LC/MNR/2020/0091	flat, 1 bed	£560	£585	£560	3 Feb 2021
17 Seaview Road, Gillingham, Kent, ME7 4NL [old rules] GOV.UK: CHI/00LC/MNR/2019/0072	house, 3 bed	£520	£850	£637.50	5 Feb 2020

Address, and case ref linked to GOV.UK	Type	Rent before	Landlord proposed	Tribunal decided	Decided
447B Canterbury Street, Gillingham, Kent, ME7 5LJ [old rules] GOV.UK: CHI/00LC/MNR/2019/0073	flat, 1 bed	£573	£623	£540	5 Feb 2020

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
Room 5, 79 Saunders Street, Gillingham, Kent, ME7 1HY [old rules] [room in shared house] [bills included] GOV.UK: CHI/00LC/MNR/2023/0171	room	£550	£595	£595	21 Aug 2023