

Rent tribunal decisions in Newham

Generated 16 Oct 2026. All decisions in Newham.

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

48 decisions in this search (42 set a rent). In 29, 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	76% (22 of 29)	79% (22 of 28)	too few (0 of 1)
Same as the landlord's figure	24% (7 of 29)	21% (6 of 28)	too few (1 of 1)
Above the landlord's figure	0% (0 of 29)	0% (0 of 28)	too few (0 of 1)
Typical cut, where the rent was set lower	-15.0% (n=22)	-15.0% (n=22)	–
Typical increase the landlord proposed	+26.9% (n=29)	+27.6% (n=28)	too few (n=1)
Typical increase the tribunal decided	+10.8% (n=29)	+11.3% (n=28)	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
71 Renfrew Close, London, E6 5PQ [old rules] GOV.UK: LON/00BB/MNR/2026/0323	flat, 1 bed	£1,275	£1,675	£1,300	5 Aug 2026
25C Skylark Point, 1 Portlands Court, London, E20 1JX GOV.UK: LON/00BB/MRA/2026/0009	flat, 2 bed	£3,102.82	£3,180	£3,180	17 Jul 2026
Flat 96 Central House, 32-66 High Street, London, E15 2NY [old rules] GOV.UK: LON/00BB/MNR/2026/0142	flat, 2 bed	£2,000	£2,250	£2,050	13 Jul 2026
6 Dean Street, Forest Gate, London E7 9BJ [old rules] GOV.UK: LON/00BB/MNR/2025/1036	house, 4 bed	£2,900	£3,200	£2,850	24 Jun 2026
19 Coronation Road, Plaistow, London, E13 9QB [old rules] GOV.UK: LON/00BB/MNR/2026/0035	house, 2 bed	£1,500	£1,750	£1,600	10 Jun 2026
6 Betts Apartments, 3 Wallis Walk, London, E16 2XX [old rules] GOV.UK: LON/00BB/MNR/2026/0124	flat, 1 bed	£1,369	£1,770	£1,770	29 May 2026
2 Miles Lodge 116 Colegrave Road London E15 1EB [old rules] GOV.UK: LON/00BB/MNR/2026/0139	flat, 1 bed	£1,233.33	£1,500	£1,425	28 May 2026
80 Janson Road, London E15 1TE [old rules] GOV.UK: LON/00BB/MNR/2026/0062	house, 3 bed	£2,500	£2,950	£2,600	19 May 2026
First Floor Flat, 1A Dorset Road, London E7 8PR [old rules] GOV.UK: LON/00BB/MNR/2026/0039	flat, 2 bed	£1,600	£1,750	£1,400	19 May 2026

Address, and case ref linked to GOV.UK	Type	Rent before	Landlord proposed	Tribunal decided	Decided
106 Stratford Road, London E13 0JW [old rules] GOV.UK: LON/00BB/MNR/2025/1039	house, 3 bed	£1,850	£2,150	£2,050	18 May 2026
47 Haldane Road, East Ham, London, E E6 3JH [old rules] GOV.UK: LON/00BB/MNR/2026/0068	flat, 1 bed	£1,155	£1,700	£1,250	14 May 2026
17 Elgar Close, Plaistow, London, E13 9EW [old rules] GOV.UK: LON/00BB/MNR/2025/0932	house, 1 bed	£1,160	£1,300	£1,300	8 May 2026
First floor flat 391B Dersingham Avenue, Manor Park, London E12 6JX [old rules] GOV.UK: LON/00BB/MNR/2025/0940	flat, 2 bed	£1,325	£1,700	£1,525	30 Jan 2026
36 Nine Acres Close, London, E12 6AU [old rules] GOV.UK: LON/00BB/MNR/2025/0802	house, 2 bed	£1,750	£2,500	£2,200	2 Dec 2025
Flat 29 , Albion House, Church Street, London, E16 2ND [old rules] GOV.UK: LON/00BB/MNR/2025/0850	flat, 2 bed	£1,350	£1,750	£1,450	22 Oct 2025
4 Bishops Avenue, London, E13 0RB [old rules] GOV.UK: LON/00BB/MNR/2025/0810	flat, 2 bed	£1,175	£1,600	£1,175	22 Oct 2025
6 Pitchford Street, Stratford, London, E15 4RX [old rules] GOV.UK: LON/00BB/MNR/2025/0823	house, 2 bed	£931.66	£1,600	£1,200	25 Sep 2025
4 Conrad House, 19 Wesley Avenue, London, E16 1TD [old rules] GOV.UK: LON/00BB/MNR/2024/0699	flat, 2 bed	£700	£2,500	£2,050	16 Jul 2025
57 Patrick Road, Plaistow, London E13 9QE [old rules] GOV.UK: LON/00BB/MNR/2024/0689	house, 2 bed	£1,550	£2,100	£1,615	11 Apr 2025
61 Upperton Road West, London, E13 9LT [old rules] GOV.UK: LON/00BB/MNR/2024/0709	house, 2 bed	£1,750	£1,900	£1,805	19 Feb 2025
87B Shrewsbury Road, Forest Gate, London, E7 8AJ [old rules] GOV.UK: LON/00BB/MNR/2024/0166	flat, 1 bed	£750	£1,600	£1,150	6 Nov 2024
19 Barton Close, London, E6 5QE [old rules] GOV.UK: LON/00BB/MNR/2024/0318	house, 2 bed	£1,400	£1,950	£1,700	28 Oct 2024
31 Upton Heights, 214 Upton Lane, Forest Gate, London, E7 9NP [old rules] GOV.UK: LON/00BB/MNR/2024/0234	flat, studio	£975	£1,150	£1,150	15 Oct 2024
Ground floor flat, 6 Stanley Road, Manor Park, London, E12 6RJ [old rules] GOV.UK: LON/00BB/MNR/2024/0336	flat, 2 bed	£1,300	£1,650	£1,360	27 Sep 2024
6 Edinburgh Road, London, E13 9HS [old rules] GOV.UK: LON/00BB/MNR/2023/0398	house, 3 bed	£1,280	£1,500	£1,430	30 Mar 2024
467 Barking Road, Plaistow, London, E13 8PS [old rules] GOV.UK: LON/00BB/MNR/2023/0354	flat	£1,530	£2,330	£2,330	16 Oct 2023
118 Argo Apartments, 4 Silvertown Way, E16 1YD [old rules] GOV.UK: LON/00BB/MNR/2023/0240	flat, 1 bed	£1,695	£1,920	£1,920	31 Aug 2023
62 Idmiston Road, London, E15 1RQ [old rules] GOV.UK: LON/00BB/MNR/2023/0056	house	£1,200	£1,350	£1,350	15 May 2023
6 Dennison Point, Gibbins Road, Stratford, London, E15 2LY [old rules] GOV.UK: LON/00BB/MNR/2021/0032	flat, 2 bed	£460	£1,296.44	£460	2 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
5 Upland Road, Plaistow, London, E13 8EZ [old rules] [bills included] GOV.UK: LON/00BB/MNR/2026/0057	house, 3 bed	£1,525	£2,650	£2,000	27 Aug 2026
1 George Peabody Street, London E13 9DE . [old rules] [housing association / affordable rent] GOV.UK: LON/00BB/MNR/2026/0328	flat, 1 bed	£1,150	£1,600	£1,600	29 Jun 2026
Flat 80 Granite Apartments 39 Windmill Lane Stratford London E15 1PZ [old rules] [housing association / affordable rent] GOV.UK: LON/00BB/MNR/2026/0208	flat, 3 bed	£623.96	£653.90	£2,166.67	26 Jun 2026
Flat 4, 122 Maryland St, London E15 1JD [old rules] [bills included] GOV.UK: LON/00BB/MNR/2025/0837	flat, studio	£650	£1,600	£750	1 Dec 2025
Room 5, 54 Dundee Road, Plaistow, London E13 0BQ [old rules] [room in shared house] GOV.UK: LON/00BB/MNR/2025/0933	room	£650	£950	£540	1 Dec 2025
Room 1, 54 Dundee Road, Plaistow, London E13 0BQ [old rules] [room in shared house] GOV.UK: LON/00BB/MNR/2025/0935	room	£675	£800	£540	1 Dec 2025
Flat 83 Atlantic Apartments, 21 Seagull Lane, E16 1BZ [old rules] [housing association / affordable rent] GOV.UK: LON/00BB/MNR/2024/0285	flat, 1 bed	£1,410	£1,615	£1,535	25 Jul 2025
58 Greengate St, London E13 0AS [old rules] [housing association / affordable rent] [register entry only] GOV.UK: LON/00BB/MNR/2022/0039				£1,083.33	29 Jun 2022
39 Holborn Road, London, E13 8PB [old rules] [housing association / affordable rent] [register entry only] GOV.UK: LON/00BB/MNR/2021/0132	house			£1,300	6 Sep 2021
44 Bradfield Road, London, E16 2AX [old rules] [register entry only] GOV.UK: LON/00BB/MNR/2019/0033	house			£1,289.17	17 May 2019