

Rent tribunal decisions in North Somerset

Generated 14 Oct 2026. All decisions in North Somerset.

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

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What the tribunal decided

10 decisions in this search (10 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	80% (8 of 10)
Same as the landlord's figure	10% (1 of 10)
Above the landlord's figure	10% (1 of 10)
Typical cut, where the rent was set lower	-6.9% (n=8)
Typical increase the landlord proposed	+12.7% (n=10)
Typical increase the tribunal decided	+8.4% (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
Flat 4 Osbourne Court, 1 Ashcombe Road, Weston-Super-Mare BS23 3DS [old rules] GOV.UK: HAV/00HC/MNR/2026/0193	flat, 2 bed	£965	£1,032	£1,030	1 Sep 2026
21 The Avenue, St Georges, Weston-super-Mare, Somerset, BS22 7RA [old rules] GOV.UK: HAV/00HC/MNR/2025/0741	house, 2 bed	£650	£1,150	£875	9 Oct 2025
Hannah More Cottage, Tyntesfield Estate, Wraxall, Bristol, BS48 1NS [old rules] GOV.UK: HAV/00HC/MNR/2025/0702	house, 3 bed	£1,590	£1,750	£1,705	28 Jul 2025
83 Blaisdon, Weston-super-Mare, Somerset, BS22 8BL [old rules] GOV.UK: CHI/00HC/MNR/2024/0124	house, 2 bed	£685	£732.95	£1,020	3 Jul 2024
Ground Floor Flat, 11 Nithsdale Road, Weston-super-Mare, Somerset, BS23 4JP [old rules] GOV.UK: CHI/00HC/MNR/2023/0136	flat, 2 bed	£600	£850	£750	15 Jul 2023
2 Millers Rise, Worle, Weston-super-Mare, Somerset, BS22 7SS [old rules] GOV.UK: CHI/00HC/MNR/2023/0047	house, 2 bed	£715	£820	£760	4 May 2023
Flat 3, 54 Beach Road, Weston-super-Mare, Somerset, BS23 1BH [old rules] GOV.UK: CHI/00HC/MNR/2021/0103	flat, 1 bed	£475	£520	£520	11 Nov 2021
8 The Barrows, Weston-super-Mare, Somerset, BS22 8PA [old rules] GOV.UK: CHI/00HC/MNR/2021/0053	house, 2 bed	£700	£775	£750	15 Jul 2021

Address, and case ref linked to GOV.UK	Type	Rent before	Landlord proposed	Tribunal decided	Decided
7 Orchard Close, Kewstoke, Weston-super-Mare, Somerset, BS22 9XY [old rules] GOV.UK: CHI/00HC/MNR/2021/0015	flat, 2 bed	£585	£675	£625	9 Apr 2021
5 Waits Close, Banwell, Somerset, BS29 6HH [old rules] GOV.UK: CHI/00HC/MNR/2019/0004	house, 2 bed	£700	£925	£865	12 Mar 2019