Rent tribunal decisions in Norwich

Generated 16 Oct 2026. All decisions in Norwich.

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

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What the tribunal decided

8 decisions in this search (7 set a rent). In 6, 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	100% (6 of 6)
Same as the landlord's figure	0% (0 of 6)
Above the landlord's figure	0% (0 of 6)
Typical cut, where the rent was set lower	-7.7% (n=6)
Typical increase the landlord proposed	+31.6% (n=5)
Typical increase the tribunal decided	+11.1% (n=5)

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 6 decisions 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
3 Emms Court, Ber St., Norwich NR1 3EJ [old rules] GOV.UK: CAM/33UG/MNR/2025/0749	flat, 2 bed	£950	£1,250	**£1,100**	1 Dec 2025
21 Soleme Road, Norwich, NR3 2 LJ [old rules] GOV.UK: CAM/33UG/MNR/2024/0633	house, 3 bed	£650	£925	**£900**	3 Feb 2025
4 Vancouver Road, Norwich, NR7 9UJ [old rules] GOV.UK: CAM/33UG/MNR/2023/0106	house, 3 bed	£675	£1,100	**£750**	6 Oct 2023
63 St Leonards Road Norwich NR1 4JW [old rules] GOV.UK: CAM/33UG/MNR/2022/0087	flat, 2 bed	£595	£725	**£650**	14 Nov 2022
352A (Top Floor Flat) Dereham Road, Norwich, NR2 4DL [old rules] GOV.UK: CAM/33UG/MNR/2021/0051	flat, 1 bed	£525	£595	**£565**	15 Nov 2021
21 Coniston Close Norwich NR5 8LU [old rules] GOV.UK: CAM/33UG/MNR/2020/0009	flat, 2 bed		£600	**£575**	29 Apr 2020

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This is information, not legal advice. For advice about your situation, contact Shelter (0808 800 4444) or a local renters' union.