

Rent tribunal decisions in Plymouth

Generated 15 Oct 2026. All decisions in Plymouth.

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

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What the tribunal decided

21 decisions in this search (21 set a rent). In 16, 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	69% (11 of 16)	73% (11 of 15)	too few (0 of 1)
Same as the landlord's figure	31% (5 of 16)	27% (4 of 15)	too few (1 of 1)
Above the landlord's figure	0% (0 of 16)	0% (0 of 15)	too few (0 of 1)
Typical cut, where the rent was set lower	-10.7% (n=11)	-10.7% (n=11)	–
Typical increase the landlord proposed	+17.8% (n=16)	+18.2% (n=15)	too few (n=1)
Typical increase the tribunal decided	+4.6% (n=16)	+4.2% (n=15)	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
Flat 1, 18 Manor Road, Stonehouse, Plymouth, Devon PL1 1TL GOV.UK: HAV/00HG/MRA/2026/0032	flat, 1 bed	£595	£625	£625	1 Sep 2026
29 Babbacombe Close, Leigham, Plymouth, Devon PL6 8PA [old rules] GOV.UK: HAV/00HG/MNR/2026/0105	house, 3 bed	£950	£1,200	£1,150	13 Jul 2026
Flat 5, 182 Rendle Street, Plymouth, Devon, PL1 1TP [old rules] GOV.UK: HAV/00HG/MNR/2026/0111	flat, 1 bed	£615	£700	£625	13 Jul 2026
39 Southern Terrace, Plymouth, Devon, PL4 7LS [old rules] GOV.UK: HAV/00HG/MNR/2025/0818	house, 4 bed	£750	£1,250	£1,200	2 Feb 2026
12 Sea View Avenue, Lipson, Plymouth, Devon, PL4 8RU [old rules] GOV.UK: HAV/00HG/MNR/2025/0759	house, 3 bed	£1,200	£1,250	£1,250	9 Oct 2025
3 Wycliffe Road, Laira, Plymouth, Devon, PL3 6BZ [old rules] GOV.UK: HAV/00HG/MNR/2025/0705	house, 1 bed	£450	£750	£640	28 Aug 2025
10 Pentillie Crescent, Plymouth, Devon, PL4 6NY [old rules] GOV.UK: HAV/00HG/MNR/2025/0681	house, 4 bed	£1,500	£1,600	£1,250	9 Jun 2025
91 Priors Road, Plymouth, Devon, PL4 5ES [old rules] GOV.UK: HAV/00HG/MNR/2024/0606	house, 2 bed	£780	£1,100	£1,100	26 Nov 2024

Address, and case ref linked to GOV.UK	Type	Rent before	Landlord proposed	Tribunal decided	Decided
21 Claytonia Close, Plymouth, Devon, PL6 7EU [old rules] GOV.UK: CHI/00HG/MNR/2024/0051	flat, 2 bed	£575	£675	£675	11 Apr 2024
Flat 16, The Compasses, 23 Bilbury Street, Plymouth, Devon, PL4 0BH [old rules] GOV.UK: CHI/00HG/MNR/2023/0277	flat, 1 bed	£615	£640	£640	24 Jan 2024
Flat 3, 10 Ashford Road, Plymouth, Devon, PL4 7BN [old rules] GOV.UK: CHI/00HG/MNR/2023/0220	flat, 1 bed	£650	£715	£650	9 Jan 2024
Ground Floor Flat, 30 Neath Road, Plymouth, Devon, PL4 8TG [old rules] GOV.UK: CHI/00HG/MNR/2023/0058	flat, 1 bed	£550	£650	£562.50	9 Aug 2023
35C Segrave Road, Plymouth, Devon, PL2 3DR [old rules] GOV.UK: CHI/00HG/MNR/2023/0046	flat, 2 bed	£550	£670	£620	4 May 2023
39 Ridge Park Avenue, Plymouth, Devon, PL4 6QB [old rules] GOV.UK: CHI/00HG/MNR/2022/0046	house, 3 bed	£1,100	£1,200	£1,100	5 Jul 2022
77B Mannamead Road, Plymouth, Devon, PL3 4SX [old rules] GOV.UK: CHI/00HG/MNR/2021/0127	flat, 1 bed	£550	£650	£550	23 Dec 2021
85 North Prospect Road, Plymouth, Devon, PL2 3JA [old rules] GOV.UK: CHI/00HG/MNR/2019/0037	house, 3 bed	£580	£750	£650	19 Jul 2019

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
First Floor Studio, 70 Alma Road, Plymouth, Devon, PL3 4HD [old rules] [bills included] GOV.UK: HAV/00HG/MNR/2026/0062	flat, studio	£448	£700	£675	27 May 2026
Flat 4, 71 Beaumont Road, Plymouth, Devon, PL4 9BW [old rules] [bills included] GOV.UK: HAV/00HG/MNR/2025/0718	flat, 1 bed	£775	£950	£915	11 Aug 2025
Flat 1, 148 Albert Road, Plymouth, Devon, PL2 1AQ [old rules] [bills included] GOV.UK: CHI/00HG/MNR/2024/0023	flat, 2 bed	£735	£800	£800	26 Feb 2024
Ground Floor Flat, 90 Ladysmith Road, Plymouth, Devon, PL4 7NN [old rules] [bills included] GOV.UK: CHI/00HG/MNR/2022/0089	flat, 2 bed	£450	£550	£500	19 Oct 2022