

Rent tribunal decisions in Redbridge

Generated 16 Oct 2026. All decisions in Redbridge.

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

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What the tribunal decided

42 decisions in this search (41 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 decisions
Set below the landlord's figure	83% (24 of 29)
Same as the landlord's figure	14% (4 of 29)
Above the landlord's figure	3% (1 of 29)
Typical cut, where the rent was set lower	-10.8% (n=24)
Typical increase the landlord proposed	+20.0% (n=29)
Typical increase the tribunal decided	+10.0% (n=29)

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
72 Aragon drive, Hainault, Essex, IG6 2TN [old rules] GOV.UK: LON/00BC/MNR/2026/0186	house, 3 bed	£1,900	£2,200	£2,100	29 May 2026
18 Blacksmiths Close, Chadwell Heath Romford Essex RM6 4XE [old rules] GOV.UK: LON/00BC/MNR/2026/0161	flat, studio	£1,050	£1,200	£1,100	29 May 2026
58A Blythswood Road, London, IG3 8SH [old rules] GOV.UK: LON/00BC/MNR/2026/0138	flat, 2 bed	£1,200	£1,600	£1,400	18 May 2026
21B The Dive, Ilford, London, IG1 3EZ [old rules] GOV.UK: LON/00BC/MNR/2026/0067	flat, 2 bed	£1,300	£1,400	£1,425	1 May 2026
8 Merton Road, Seven Kings, Ilford, Essex IG3 8PB [old rules] GOV.UK: LON/00BC/MNR/2025/0958	house, 5 bed	£1,700	£2,800	£2,430	9 Feb 2026
41 Homefield Avenue, Newbury Park, Ilford, Essex IG2 7JG [old rules] GOV.UK: LON/00BC/MNR/2025/0951	house, 3 bed	£600	£1,200	£1,100	30 Jan 2026
41 Cranley Road, Ilford, London, IG2 6AF [old rules] GOV.UK: LON/00BC/MNR/2025/0967	house, 3 bed	£2,300	£2,500	£1,937.50	22 Jan 2026
47 Audrey Road, Ilford IG1 2DY [old rules] GOV.UK: LON/00BC/MNR/2025/0895	house, 2 bed	£2,100	£2,350	£2,200	8 Dec 2025
35 Fairview Drive, Chigwell, London, IG7 6HS [old rules] GOV.UK: LON/00BC/MNR/2025/0842	house, 3 bed	£1,650	£1,900	£1,700	2 Dec 2025
Flat 1 Ground Floor Flat, 5 Empress Avenue, Ilford, IG1 3DE [old rules] GOV.UK: LON/00BC/MNR/2025/0680	flat, studio	£987.60	£1,250	£935	10 Jun 2025

Address, and case ref linked to GOV.UK	Type	Rent before	Landlord proposed	Tribunal decided	Decided
54 Hastingwood Court, Youngs Road, Ilford, Essex IG2 7LF [old rules] GOV.UK: LON/00BC/MNR/2025/0669	flat	£1,400	£1,800	£1,487.50	27 May 2025
5C Kingswood Road, Ilford, IG3 8UE [old rules] GOV.UK: LON/00BC/MNR/2025/0651	flat, 3 bed	£1,500	£1,800	£1,620	20 May 2025
51 Castlevlew Gardens, Redbridge IG1 3QF [old rules] GOV.UK: LON/00BC/MNR/2025/0640	house	£750	£825	£825	15 May 2025
2 Wakefield Gardens, Ilford, London, IG1 3SJ [old rules] GOV.UK: LON/00BC/MNR/2025/0624	house, 3 bed	£2,175	£2,600	£2,375	28 Apr 2025
Flat 1, 3 Holstock Road, London, IG1 1LG [old rules] GOV.UK: LON/00BC/MNR/2025/0613	flat, 1 bed	£1,150	£1,550	£1,400	24 Mar 2025
34 Breamore Gardens, Ilford IG3 9NB [old rules] GOV.UK: LON/00BC/MNR/2024/0652	house, 5 bed	£1,800	£3,000	£2,500	18 Feb 2025
48 Lavender Place, Ilford IG1 2BE [old rules] GOV.UK: LON/00BC/MNR/2024/0707	house, 2 bed	£1,530	£1,850	£1,615	18 Feb 2025
47 Audrey Road, Ilford IG1 2DY [old rules] GOV.UK: LON/00BC/MNR/2024/0375	house, 2 bed	£1,650	£2,500	£2,100	17 Dec 2024
Flat 2, 2 Caxton Place, Roden Street, Ilford, Essex, IG1 2BX [old rules] GOV.UK: LON/00BC/MNR/2024/0334	flat, studio	£1,100	£1,220	£1,220	4 Nov 2024
Flat 14, Kinfauns House, 51-53 Goodmayes Road, Ilford, Essex, IG3 9UF [old rules] GOV.UK: LON/00BC/MNR/2024/0346	flat, 1 bed	£1,350	£1,550	£1,500	8 Oct 2024
Flat 4 Suffolk Court, Hevingham Drive , Chadwell Heath, RM6 4UA [old rules] GOV.UK: LON/00BC/MNR/2024/0213	flat, 2 bed	£1,400	£1,750	£1,520	26 Sep 2024
19 Kingswood Heights, Queen Mary Avenue, South Woodford, London, E18 2FP [old rules] GOV.UK: LON/00BC/MNR/2024/0280	flat, 2 bed	£1,800	£1,950	£1,852.50	23 Sep 2024
75 Brunswick Gardens, Ilford, IG6 2QY [old rules] GOV.UK: LON/00BC/MNR/2023/0402	flat, 2 bed	£745	£1,500	£1,500	24 Jan 2024
28 Davids Way, Ilford , London , IG6 3BQ [old rules] GOV.UK: LON/00BC/MNR/2023/0383	flat, 2 bed	£1,175	£1,450	£1,400	4 Dec 2023
283 Chigwell Road , Woodford Green , Essex , IG8 8PL [old rules] GOV.UK: LON/00BC/MNR/2023/0331	flat, 2 bed	£845	£1,250	£960	7 Nov 2023
28 Holt Way, Chigwell, Essex, IG7 4HL [old rules] GOV.UK: CAM/22UH/MNR/2023/0017	house, 2 bed	£1,250	£1,400	£1,350	17 Apr 2023
94 Westbury Road, Ilford, Essex, IG1 3BW [old rules] GOV.UK: LON/00BC/MNR/2021/0048	house, 3 bed	£715	£823.33	£823.33	15 Jul 2022
32 Wansford Road, Woodford Green, Essex, IG8 7AA [old rules] GOV.UK: LON/00BC/MNR/2020/0027	house, 3 bed	£900	£1,450	£1,120	29 Sep 2021
7 Barnes Court, Durham Avenue, Woodford Green, IG8 7NY [old rules] GOV.UK: LON/00BC/MNR/2019/0089	flat, 2 bed	£1,150	£1,300	£1,156	27 Sep 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
5 Dawlish Drive, Ilford, Essex, IG3 9ED [old rules] [bills included] GOV.UK: LON/00BC/MNR/2024/0363	house, 4 bed	£3,300	£3,700	£3,500	22 Oct 2024
8 Lawrence Court, Baddow Close, Essex, IG8 7GE [old rules] [housing association / affordable rent] GOV.UK: LON/00BC/MNR/2024/0064	flat	£578.37	£645.84	£1,083.33	18 Jun 2024

Address, and case ref linked to GOV.UK	Type	Rent before	Landlord proposed	Tribunal decided	Decided
5 Dawlish Drive , Ilford , Essex, IG3 9ED [old rules] [bills included] GOV.UK: LON/00BC/MNR/2023/0305	house, 4 bed	£2,382	£3,600	£3,300	3 Nov 2023
57B Balfour Road, Ilford, IG1 4HR [old rules] [register entry only] GOV.UK: LON/00BC/MNR/2023/0197	flat, 2 bed			£1,000	21 Sep 2023
10 Suffolk Court, Romford, RM6 4UA [old rules] [register entry only] GOV.UK: LON/00BC/MNR/2023/0317	flat, 2 bed			£1,400	12 Sep 2023
48 Lavender Place, Ilford, IG1 2BE [old rules] [register entry only] GOV.UK: LON/00BC/MNR/2023/0193	house, 2 bed			£1,530	23 Aug 2023
70 Windsor Road, Ilford, Essex, IG1 1HQ [old rules] [register entry only] GOV.UK: LON/00BC/MNR/2022/0122	house			£1,600	4 Oct 2022
283 Chigwell Road, Woodford Green, Essex, IG8 8PL [old rules] [register entry only] GOV.UK: LON/00AB/MNR/2021/0150	flat, 2 bed			£845	2 Dec 2021
283 Chigwell Road, Woodford Green, Essex, IG8 8PL [old rules] [register entry only] GOV.UK: LON/00BC/MNR/2019/0112	flat			£830	18 Oct 2019