

Rent tribunal decisions in Richmond upon Thames

Generated 15 Oct 2026. All decisions in Richmond upon Thames.

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

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What the tribunal decided

23 decisions in this search (20 set a rent). In 9, 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	78% (7 of 9)
Same as the landlord's figure	11% (1 of 9)
Above the landlord's figure	11% (1 of 9)
Typical cut, where the rent was set lower	-16.5% (n=7)
Typical increase the landlord proposed	+27.3% (n=9)
Typical increase the tribunal decided	+5.8% (n=9)

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 9 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
10B Cambrian Rd, Richmond, Surrey, TW10 6JQ [rules unclear] GOV.UK: LON/00BD/MNR/2025/0988	flat, 1 bed	£685		£1,425	15 Sep 2026
193 Manor Grove, Richmond, Surrey, TW9 4QJ [old rules] GOV.UK: LON/00AX/MNR/2025/1017	house, 3 bed	£1,009	£2,800	£2,337.50	25 Aug 2026
Ground Floor, 51 Clifford Avenue, London, SW14 7BW [old rules] GOV.UK: LON/00BD/MNR/2026/0245		£1,650	£2,100	£1,700	16 Jun 2026
Flat 27 Sheengate Mansions, 259 Upper Richmond Road West, East Sheen, London, SW14 8QS [old rules] GOV.UK: LON/00BD/MNR/2025/0698	flat, 3 bed	£1,100	£1,200	£1,035	7 Oct 2025
Flat 5, Sheen Gardens House, Upper Richmond Road West, London, SW14 7PA [old rules] GOV.UK: LON/00BD/MNR/2024/0335	flat, 3 bed	£1,086	£2,450	£1,766.25	4 Apr 2025
29 North Worple Way, London, SW14 8QA [old rules] GOV.UK: LON/00BD/MNR/2024/0641	flat, 2 bed	£1,625	£2,450	£2,185	19 Jan 2025
4 Buxton Road, Mortlake, London, SW14 8SY [old rules] GOV.UK: LON/00BD/MNR/2024/0121	house, 3 bed	£1,560	£1,638	£1,650	4 Oct 2024
31 Luther Road, Teddington, Middlesex, TW11 8PU [old rules] GOV.UK: LON/00BD/MNR/2024/0182	house, 2 bed	£925	£1,050	£1,050	26 Jul 2024

Address, and case ref linked to GOV.UK	Type	Rent before	Landlord proposed	Tribunal decided	Decided
Flat 27 Sheengate Mansions, 259 Upper Richmond Road West, London, SW14 8QS [old rules] GOV.UK: LON/00BD/MNR/2022/0105	flat, 3 bed	£1,000	£1,500	£1,000	18 Nov 2022
20 Crane Road, Twickenham, Middlesex, TW2 6RY [old rules] GOV.UK: LON/00BD/MNR/2019/0098	house, 3 bed	£1,026	£1,087.50	£1,050	3 Oct 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
36 Victor Road, Teddington, Middlesex, TW11 8SR [old rules] [register entry only] GOV.UK: LON/00BD/MNR/2023/0461	house, 3 bed			£988	24 Mar 2024
4 Buxton Road, London, SW14 8SY [old rules] [register entry only] GOV.UK: LON/00BD/MNR/2023/0026	house, 3 bed			£1,560	28 Jun 2023
2 Edward Close, Hampton Hill, Hampton, Middlesex, TW12 1LQ [old rules] [register entry only] GOV.UK: LON/00BD/MNR/2022/0203	house, 2 bed			£1,500	20 Jun 2023
63 Sheen Court, Richmond, TW10 5DF [old rules] [bills included] GOV.UK: LON/00BD/MNR/2023/0065	flat, 2 bed	£1,595	£1,825	£1,825	19 Jun 2023
31 Luther Road, Teddington, Middlesex, TW11 8PU [old rules] [register entry only] GOV.UK: LON/00BD/MNR/2022/0040	house, 2 bed			£925	21 Jul 2022
Flat 2, 141 Waldegrave Teddington, TW11 8LL [old rules] [bills included] GOV.UK: LON/00BD/MNR/2021/0154	flat, 2 bed	£1,000	£1,210	£1,210	2 Jan 2022
49 The Grove, St. Margarets Road, Twickenham, Middlesex, TW1 1RB [old rules] [register entry only] GOV.UK: LON/00BD/MNR/2021/0124	flat			£1,350	2 Aug 2021
36 Victor Road, Teddington, Middlesex TW11 8SR [old rules] [register entry only] GOV.UK: LON/00BD/MNR/2021/0012	house, 3 bed			£832	1 Jul 2021