

Rent tribunal decisions in Somerset

Generated 14 Oct 2026. All decisions in Somerset.

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

Source: First-tier Tribunal (Property Chamber) decisions published on GOV.UK. Contains public sector information licensed under the Open Government Licence v3.0. Rent Rise Check is an independent project, not part of the tribunal, HM Courts & Tribunals Service or GOV.UK. Contact: hello@rentrisecheck.uk. The rent figures were read from each decision automatically; each case reference below links to the original decision on GOV.UK (on paper, search GOV.UK for the reference). GOV.UK guidance and form MR1: <https://www.gov.uk/guidance/apply-for-an-open-market-rent-determination>

What the tribunal decided

23 decisions in this search (23 set a rent). In 22, 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	68% (15 of 22)
Same as the landlord's figure	18% (4 of 22)
Above the landlord's figure	14% (3 of 22)
Typical cut, where the rent was set lower	-5.0% (n=15)
Typical increase the landlord proposed	+12.5% (n=22)
Typical increase the tribunal decided	+12.0% (n=22)

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
Anfian, Moorland, Bridgwater, Somerset TA7 0AX [old rules] GOV.UK: HAV/40UC/MNR/2026/0084	house, 3 bed	£877.50	£1,027.50	£1,045	7 Sep 2026
303 Bickenhall Farm Cottage, Taunton, Somerset, TA3 6TX [old rules] GOV.UK: HAV/40UG/MNR/2026/0023	house, 3 bed	£920	£995	£940	23 Mar 2026
3 & 3A Bere Lane, Glastonbury, Somerset, BA6 8BD [old rules] GOV.UK: HAV/40UB/MNR/2025/0703	house, 5 bed	£797	£2,700	£2,060	12 Aug 2025
303 Bickenhall Farm Cottage, Taunton, Somerset, TA3 6TX [old rules] GOV.UK: HAV/40UG/MNR/2025/0623	house, 3 bed	£820	£925	£920	27 Mar 2025
9 West Street, Ilchester, Yeovil, Somerset, BA22 8NN [old rules] GOV.UK: HAV/40UD/MNR/2025/0600	house, 2 bed	£550	£600	£680	10 Mar 2025
2 Piazza Court, Street, Somerset, BA16 0GD [old rules] GOV.UK: HAV/40UB/MNR/2024/0602	house, 3 bed	£1,100	£1,150	£1,150	21 Nov 2024
Haygrove Farm, Durleigh Road, Bridgwater, Somerset, TA6 7HX [old rules] GOV.UK: CHI/40UC/MNR/2024/0139	house	£1,750	£1,850	£1,850	5 Aug 2024
Moorlands, Moor Lane, Wincanton, Somerset, BA9 9EJ [old rules] GOV.UK: CHI/40UD/MNR/2024/0118	house, 3 bed	£850	£1,000	£950	23 Jul 2024

Address, and case ref linked to GOV.UK	Type	Rent before	Landlord proposed	Tribunal decided	Decided
40 St Andrews View, Taunton, Somerset, TA2 6JU [old rules] GOV.UK: CHI/40UE/MNR/2024/0083	flat, 2 bed	£575	£850	£825	17 Jul 2024
Anfian, Church Road, Moorland, Bridgwater, Somerset, TA7 0AX [old rules] GOV.UK: CHI/40UC/MNR/2024/0104	house, 3 bed	£770	£1,095	£877.50	15 Jul 2024
41 St Andrews View, Taunton, Somerset, TA2 6JU [old rules] GOV.UK: CHI/40UE/MNR/2024/0078	house, 2 bed	£625	£850	£800	31 May 2024
1 Homefield Close, Beckington, Frome, Somerset, BA11 6SX [old rules] GOV.UK: CHI/40UB/MNR/2024/0122	house, 3 bed	£1,300	£1,415	£1,350	21 May 2024
Apartment 8, 2 Bonita Drive, Bridgwater, Somerset, TA6 7AW [old rules] GOV.UK: CHI/40UC/MNR/2024/0019	flat, 2 bed	£815	£915	£915	10 Apr 2024
Haygrove Farm, Durleigh Road, Bridgwater, Somerset, TA6 7HX [old rules] GOV.UK: CHI/40UC/MNR/2023/0124	house	£1,600	£1,800	£1,750	7 Jul 2023
7 Cleveland Street, Taunton, Somerset, TA1 1XB [old rules] GOV.UK: CHI/40UE/MNR/2023/0061	house, 2 bed	£800	£900	£900	26 May 2023
Anfian, Church Road, Moorland, Bridgwater, Somerset, TA7 0AX [old rules] GOV.UK: CHI/40UC/MNR/2022/0088	house, 3 bed	£575	£795	£770	3 Oct 2022
23 Westford Grange, Wellington, Somerset, TA21 0EP [old rules] GOV.UK: CHI/40UE/MNR/2022/0059	flat, 2 bed	£480	£530	£600	9 Aug 2022
3 East Road, Street, Somerset, BA16 0DB [old rules] GOV.UK: CHI/40UB/MNR/2022/0031	house, 3 bed	£895	£940	£900	13 Jun 2022
Annexe, The Maltings, Allerford, Minehead, Somerset, TA24 8HJ [old rules] GOV.UK: CHI/40UF/MNR/2022/0012	flat, 1 bed	£625	£675	£600	19 Apr 2022
7 Petherton Road, North Newton, Bridgwater, Somerset, TA7 0BD [old rules] GOV.UK: CHI/40UC/MNR/2021/0082	house, 3 bed	£695	£825	£700	24 Sep 2021
1 Manor Farm Cottages, Laverton, Bath, BA2 7QY [old rules] GOV.UK: CHI/40UB/MNR/2020/0067	house, 3 bed	£550	£900	£410	21 Dec 2020
9 West Street, Ilchester, Yeovil, Somerset, BA22 8NN [old rules] GOV.UK: CHI/40UD/MNR/2019/0063	house, 2 bed	£497.99	£520	£515	25 Nov 2019