

Rent tribunal decisions in South Gloucestershire

Generated 14 Oct 2026. All decisions in South Gloucestershire.

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

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What the tribunal decided

9 decisions in this search (9 set a rent). In 8, 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	75% (6 of 8)
Same as the landlord's figure	25% (2 of 8)
Above the landlord's figure	0% (0 of 8)
Typical cut, where the rent was set lower	-5.5% (n=6)
Typical increase the landlord proposed	+9.4% (n=8)
Typical increase the tribunal decided	+7.6% (n=8)

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 8 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
6 Walnut Way, Emersons Green, Bristol, Gloucestershire, BS16 7GX [old rules] GOV.UK: HAV/00HD/MNR/2026/0131	house, 2 bed	£1,400	£1,450	£1,400	13 Jul 2026
189 Bristol Road, Frampton Cotterell, Bristol, BS36 2AW [old rules] GOV.UK: HAV/00HD/MNR/2026/0012	house, 2 bed	£1,150	£1,200	£1,200	27 May 2026
6 Holly Gardens, Patchway, Bristol, BS34 5FU [old rules] GOV.UK: HAV/00HD/MNR/2025/0736	house, 2 bed	£1,400	£1,450	£1,425	28 Aug 2025
21 Barnes Court, Whitley Mead, Stoke Gifford, Bristol, BS34 8XT [old rules] GOV.UK: HAV/00HD/MNR/2025/0622	flat, 2 bed	£995	£1,075	£1,075	3 Apr 2025
58C Fourth Avenue, Filton, Bristol, BS7 0RW [old rules] GOV.UK: CHI/00HB/MNR/2023/0173	flat, 1 bed	£825	£1,000	£925	25 Oct 2023
2 Hanham Mills, Bristol, BS15 3NU [old rules] GOV.UK: CHI/00HD/MNR/2022/0085	house, 3 bed	£1,060	£1,300	£1,160	8 Sep 2022
89 Goldcrest Road, Chipping Sodbury, Bristol, BS37 6XH [old rules] GOV.UK: CHI/00HD/MNR/2021/0077	house, 3 bed	£1,050	£1,650	£1,200	9 Sep 2021
166 Willowherb Road, Emersons Green, Bristol, BS16 7GT [old rules] GOV.UK: CHI/00HD/MNR/2020/0074	house, 4 bed	£1,400	£1,550	£1,500	20 Nov 2020

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
Room 4, 165 Hornbeam Close, Bradley Stoke, Bristol, BS32 8FE [old rules] [room in shared house] [bills included] GOV.UK: CHI/00HD/MNR/2021/0093	room	£595	£695	£665	14 Oct 2021