

Rent tribunal decisions in South Hams

Generated 14 Oct 2026. All decisions in South Hams.

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

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What the tribunal decided

8 decisions in this search (8 set a rent). In 7, 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	29% (2 of 7)
Same as the landlord's figure	43% (3 of 7)
Above the landlord's figure	29% (2 of 7)
Typical cut, where the rent was set lower	too few (n=2)
Typical increase the landlord proposed	+18.2% (n=7)
Typical increase the tribunal decided	+12.2% (n=7)

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 7 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
Peacock Hill, Newton Ferrers, Plymouth, Devon, PL8 1HS [old rules] GOV.UK: HAV/18UG/MNR/2026/0123	house, 3 bed	£995	£1,095	£1,150	13 Jul 2026
5 Sawmill Close, Totnes, Devon, TQ9 5WT [old rules] GOV.UK: HAV/18UG/MNR/2025/0777	flat, 2 bed	£1,000	£1,095	£1,095	17 Nov 2025
11 The Bank Flats, Mill Tail, Mill Lane, Totnes, Devon, TQ9 5DE [old rules] GOV.UK: HAV/18UG/MNR/2025/0720	flat, 2 bed	£595	£750	£630	22 Sep 2025
33 Whiteley Avenue, Totnes, Devon, TQ9 5FQ [old rules] GOV.UK: CHI/18UG/MNR/2023/0265	house, 2 bed	£645	£795	£710	9 Jan 2024
Flat 1, Beverley, Lower Town, Malborough, Kingsbridge, Devon, TQ7 3SE [old rules] GOV.UK: CHI/18UG/MNR/2023/0137	flat, 2 bed	£550	£650	£650	15 Jul 2023
5 The Meadows, East Portlemouth, Salcombe, Devon, TQ8 8PE [old rules] GOV.UK: CHI/18UG/MNR/2023/0057	house, 3 bed	£546	£562	£612.50	30 May 2023
The Granary, Edmeston Farm, Modbury, Ivybridge, Devon, PL21 0TB [old rules] GOV.UK: CHI/18UG/MNR/2021/0131	house, 3 bed	£1,100	£1,300	£1,300	4 Jan 2022

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
39 Courtenay Park, South Brent, Devon, TQ10 9BT [old rules] [housing association / affordable rent] GOV.UK: CHI/18UG/MNR/2020/0017	house, 3 bed	£499.20	£515.45	£710.02	19 Feb 2021