

Rent tribunal decisions in Southend-on-Sea

Generated 15 Oct 2026. All decisions in Southend-on-Sea.

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

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What the tribunal decided

21 decisions in this search (18 set a rent). In 15, 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	73% (11 of 15)
Same as the landlord's figure	20% (3 of 15)
Above the landlord's figure	7% (1 of 15)
Typical cut, where the rent was set lower	-20.0% (n=11)
Typical increase the landlord proposed	+22.2% (n=14)
Typical increase the tribunal decided	+4.9% (n=14)

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
475 Fairfax Drive, Westcliff-on-Sea, Essex, SS0 9RQ [old rules] GOV.UK: CAM/00KF/MNR/2026/0079	house, 3 bed	£1,400	£1,700	£1,445	1 Jul 2026
442 Fairfax Drive Westcliff on Sea SS0 9RN [old rules] GOV.UK: CAM/00KF/MNR/2026/0022	flat, 2 bed	£750	£900	£700	17 Apr 2026
14 Suffolk House, 102-8 Baxter Avenue, Southend, Essex SS2 6HZ [old rules] GOV.UK: CAM/00KF/MNR/2026/0019	flat, 2 bed	£1,000	£1,200	£1,200	13 Apr 2026
1B Eastwood Boulevard, Westcliff-on-Sea, Essex, SS0 9XL [old rules] GOV.UK: CAM/00KF/MNR/2025/0783	flat, 1 bed	£671.67	£849.98	£850	11 Apr 2026
78D Christchurch Road, Southend on Sea, Essex, SS2 4JN [old rules] GOV.UK: CAM/00KF/MNR/2025/0755	flat, 2 bed	£900	£1,250	£1,100	8 Dec 2025
Flat 4 39 Boston Avenue Southend on Sea SS2 6JH [old rules] GOV.UK: CAM/00KF/MNR/2025/0731	flat	£800	£860	£400	3 Nov 2025
29A High Street, Shoeburyness, Essex, SS3 9AW [old rules] GOV.UK: CAM/00KF/MNR/2025/0646	flat, 2 bed	£895	£1,200	£875	2 Aug 2025
Flat 109 Baryta House 29 Victoria Avenue, Southend, SS2 6AZ [old rules] GOV.UK: CAM/00KF/MNR/2024/0642	flat, 2 bed	£1,220	£1,500	£1,500	17 Feb 2025

Address, and case ref linked to GOV.UK	Type	Rent before	Landlord proposed	Tribunal decided	Decided
87a Broadway, Leigh-on-Sea, Essex SS9 1PE [old rules] GOV.UK: CAM/00KF/MNR/2024/0130	flat, 3 bed	£975	£1,300	£1,040	21 Oct 2024
60 North Avenue, Southend-on-Sea, SS2 5HU [old rules] GOV.UK: CAM/00KF/MNR/2024/0102	house, 3 bed	£1,300	£1,550	£1,450	27 Aug 2024
305A Sutton Road Southend on Sea SS2 5PF [old rules] GOV.UK: CAM/00KF/MNR/2024/0082	flat	£600	£800	£500	8 Jul 2024
Flat 4, 90 West Road, Westcliffe on Sea, SS0 9DB [old rules] GOV.UK: CAM/00KF/MNR/2023/0137	flat	£550	£750	£750	15 Jan 2024
70A West Road Shoeburyness Southend on Sea SS3 9DP [old rules] GOV.UK: CAM/00KF/MNR/2023/0127	flat	£1,000	£1,100	£1,000	7 Dec 2023
46 Weybourne Gardens, Southend on Sea, Essex, SS2 4AU [old rules] GOV.UK: CAM/00KF/MNR/2023/0002	house, 3 bed	£1,050	£1,200	£900	8 Mar 2023
61A Victoria Road, Southend, Essex SS1 2TF [old rules] GOV.UK: CAM/00KF/MNR/2020/0001	house, 2 bed		£775	£675	16 Mar 2020