

Rent tribunal decisions in Spelthorne

Generated 15 Oct 2026. All decisions in Spelthorne.

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

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What the tribunal decided

13 decisions in this search (12 set a rent). In 10, 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	80% (8 of 10)
Same as the landlord's figure	0% (0 of 10)
Above the landlord's figure	20% (2 of 10)
Typical cut, where the rent was set lower	-5.4% (n=8)
Typical increase the landlord proposed	+9.3% (n=10)
Typical increase the tribunal decided	+8.8% (n=10)

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
428A London Road, Ashford, Surrey, TW15 3AB [old rules] GOV.UK: HAV/43UH/MNR/2025/0830	flat, 3 bed	£1,350	£1,900	£1,635	2 Apr 2026
28 Park Road, Ashford, Surrey, TW15 1EY [old rules] GOV.UK: HAV/43UH/MNR/2025/0788	house, 3 bed	£1,417	£2,300	£1,940	22 Dec 2025
4 Laleham Abbey, Laleham Park, Staines, Surrey, TW18 1SZ [old rules] GOV.UK: CHI/43UH/MNR/2024/0017	flat, 1 bed	£1,300	£1,500	£1,400	21 May 2024
62 Swan Walk, Shepperton, Surrey, TW17 8LY [old rules] GOV.UK: CHI/43UH/MNR/2023/0115	flat, 2 bed	£1,250	£1,700	£1,390	6 Jun 2023
65 Laleham Road, Staines, Surrey, TW18 2EA [old rules] GOV.UK: CHI/43UH/MNR/2023/0054	house, 4 bed	£1,260	£1,300	£1,540	18 May 2023
13 Broadacre, Staines, Surrey, TW18 2DH [old rules] GOV.UK: CHI/43UH/MNR/2022/0109	house, 3 bed	£1,365	£1,550	£1,500	8 Nov 2022
65 Laleham Road, Staines, Surrey, TW18 2EA [old rules] GOV.UK: CHI/43UH/MNR/2022/0016	house, 4 bed	£1,240	£1,278.33	£1,260	9 May 2022
22 Cleveland Park, Stanwell, Staines, Surrey, TW19 7LX [old rules] GOV.UK: CHI/43UH/MNR/2021/0139	house, 2 bed	£1,292	£1,356	£1,300	6 Jan 2022
65 Laleham Road, Staines, Surrey, TW18 2EA [old rules] GOV.UK: CHI/43UH/MNR/2019/0074	house, 4 bed	£1,220	£1,241.67	£1,240	7 Feb 2020

Address, and case ref linked to GOV.UK	Type	Rent before	Landlord proposed	Tribunal decided	Decided
65 Laleham Road, Staines, Surrey, TW18 4LS [old rules] GOV.UK: CHI/43UH/MNR/2018/0082	house, 4 bed	£1,155	£1,179	£1,220	4 Feb 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
Flat 15, Filby House, Pitcher Lane, Ashford, Surrey, TW15 2EA [old rules] [housing association / affordable rent] GOV.UK: HAV/43UH/MNR/2026/0018	flat, 2 bed	£1,500	£1,600	£1,500	25 Mar 2026