

Rent tribunal decisions in Sutton

Generated 14 Oct 2026. All decisions in Sutton.

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

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What the tribunal decided

16 decisions in this search (14 set a rent). In 6, 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	Old rules	New rules
Set below the landlord's figure	67% (4 of 6)	80% (4 of 5)	too few (0 of 1)
Same as the landlord's figure	17% (1 of 6)	0% (0 of 5)	too few (1 of 1)
Above the landlord's figure	17% (1 of 6)	20% (1 of 5)	too few (0 of 1)
Typical cut, where the rent was set lower	too few (n=4)	too few (n=4)	–
Typical increase the landlord proposed	+19.8% (n=6)	+24.0% (n=5)	too few (n=1)
Typical increase the tribunal decided	+8.0% (n=6)	+11.8% (n=5)	too few (n=1)

Only 1 new-rules decision here, too few to show a pattern.

"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 6 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
20 Hallowell Avenue, Croydon, CR0 4ST GOV.UK: LON/00BF/MRA/2026/0038	house, 2 bed	£1,690	£1,725	£1,725	11 Aug 2026
14 Assembly Walk, Carshalton, Sutton, SM5 1JH [old rules] GOV.UK: LON/00BF/MNR/2026/0014	flat, 3 bed	£1,520	£2,597	£1,700	22 May 2026
Full Reasons 14 Assembly Walk, Carshalton, London, SM5 1JH [old rules] GOV.UK: LON/00BF/MNR/2023/0477	flat	£1,300	£1,950	£1,520	29 Jul 2024
140 Henley Avenue, Cheam, Sutton, SM3 9SA [old rules] GOV.UK: LON/00BF/MNR/2024/0053	house, 3 bed	£1,600	£1,850	£2,000	20 May 2024
Apartment 76, 9 Sutton Court Road, Sutton, SM1 4FQ [old rules] GOV.UK: LON/00BF/MNR/2023/0275	flat, 1 bed	£1,250	£1,550	£1,300	12 Mar 2024
140 Henley Avenue, Cheam, Sutton, Surrey, SM3 9SA [old rules] GOV.UK: LON/00BF/MNR/2022/0197	house, 3 bed	£1,600	£1,700	£1,665	17 Jun 2023

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
7 Grennel Road, Sutton, SM1 3DW [old rules] [register entry only] GOV.UK: LON/00BF/MNR/2025/0632	house, 3 bed			£2,200	10 Sep 2025
68 Vellum drive, Carshalton, SM5 2TR [old rules] [register entry only] GOV.UK: LON/00BF/MNR/2024/0279	flat			£1,150	24 Sep 2024
39 Prince of Wales Road, Sutton, SM1 3PE [old rules] [register entry only] GOV.UK: LON/00BF/MNR/2023/0251	house, 3 bed			£1,850	26 Oct 2023
Flat 2 57 Blenheim Gardens SM6 9PW [old rules] [register entry only] GOV.UK: LON/00BF/MNR/2023/0256	flat, 1 bed			£950	11 Sep 2023
Flat 43, 44 Mollison Drive, Wallington, SM6 9BY [old rules] [housing association / affordable rent] GOV.UK: LON/00BF/MNR/2022/0017	flat, 3 bed	£723.58		£1,249.99	19 Apr 2022
31 Glyn Court, 647 London Road, Cheam, Surrey SM3 9DF [old rules] [housing association / affordable rent] [register entry only] GOV.UK: LON/00BF/MNR/2021/0082	flat			£1,256.67	22 Mar 2022
28 Arlington Drive, Carshalton, Surrey, SM5 2EX [old rules] [register entry only] GOV.UK: LON/00BF/MNR/2020/0116	house, 2 bed			£1,305	18 Feb 2022