

Rent tribunal decisions in Swale

Generated 15 Oct 2026. All decisions in Swale.

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

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What the tribunal decided

9 decisions in this search (9 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	86% (6 of 7)
Same as the landlord's figure	14% (1 of 7)
Above the landlord's figure	0% (0 of 7)
Typical cut, where the rent was set lower	-6.3% (n=6)
Typical increase the landlord proposed	+16.7% (n=7)
Typical increase the tribunal decided	+5.6% (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
48 Southsea Avenue, Minster-on-Sea, Sheerness, Kent, ME12 2JX [old rules] GOV.UK: HAV/29UM/MNR/2025/0804	house, 4 bed	£920.83	£1,750	£1,600	31 Dec 2025
5 Staplehurst Road, Sittingbourne, Kent, ME10 2NY [old rules] GOV.UK: HAV/29UM/MNR/2024/0636	house, 3 bed	£1,275	£1,425	£1,325	25 Jan 2025
69 Emerald View, Warden, Sheerness, Kent, ME12 4PQ [old rules] GOV.UK: CHI/29UM/MNR/2024/0008	house, 3 bed	£900	£1,200	£1,150	10 Jun 2024
21 Temple Gardens, Sittingbourne, Kent, ME10 4JX [old rules] GOV.UK: CHI/29UM/MNR/2022/0143	house, 3 bed	£900	£1,050	£950	17 Jan 2023
11 Twymans Mill, West Street, Faversham, Kent, ME13 7RU [old rules] GOV.UK: CHI/29UM/MNR/2022/0055	flat, 2 bed	£995	£1,074	£1,050	20 Jul 2022
21 Acorn Street, Sheerness, Kent, ME12 2ST [old rules] GOV.UK: CHI/29UM/MNR/2021/0061	house, 2 bed	£695	£720	£680	30 Jul 2021
7 Fairview Road, Sittingbourne, Kent, ME10 4TH [old rules] GOV.UK: CHI/29UM/MNR/2021/0001	house, 3 bed	£800	£975	£975	29 Apr 2021

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 3, 37 High Street, Bluetown, Sheerness, Kent, ME12 1RN [old rules] [bills included] GOV.UK: CHI/29UM/MNR/2023/0244	flat, studio	£475	£650	£550	25 Jan 2024