

# Rent tribunal decisions in Swindon

Generated 16 Oct 2026. All decisions in Swindon.

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

Source: First-tier Tribunal (Property Chamber) decisions published on GOV.UK. Contains public sector information licensed under the Open Government Licence v3.0. Rent Rise Check is an independent project, not part of the tribunal, HM Courts & Tribunals Service or GOV.UK. Contact: [hello@rentrisecheck.uk](mailto:hello@rentrisecheck.uk). The rent figures were read from each decision automatically; each case reference below links to the original decision on GOV.UK (on paper, search GOV.UK for the reference). GOV.UK guidance and form MR1: <https://www.gov.uk/guidance/apply-for-an-open-market-rent-determination>

## What the tribunal decided

12 decisions in this search (12 set a rent). In 8, 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           | 62% (5 of 8)  |
| Same as the landlord's figure             | 38% (3 of 8)  |
| Above the landlord's figure               | 0% (0 of 8)   |
| Typical cut, where the rent was set lower | -9.8% (n=5)   |
| Typical increase the landlord proposed    | +19.0% (n=8)  |
| Typical increase the tribunal decided     | +19.0% (n=8)  |

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 8 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 Shelley Street, Swindon, Wiltshire, SN1 3PN [old rules]<br>GOV.UK: <a href="https://www.gov.uk/cases/CHI/00HX/MNR/2024/0095">CHI/00HX/MNR/2024/0095</a>  | house, 3 bed | £800        | £950              | <b>£950</b>      | 31 May 2024 |
| 64 Islandmead, Swindon, Wiltshire, SN3 3TF [old rules]<br>GOV.UK: <a href="https://www.gov.uk/cases/CHI/00HX/MNR/2023/0222">CHI/00HX/MNR/2023/0222</a>      | house, 3 bed | £800        | £1,200            | <b>£1,060</b>    | 10 Nov 2023 |
| 11 Bradley Road, Swindon, Wiltshire, SN2 7QB [old rules]<br>GOV.UK: <a href="https://www.gov.uk/cases/CHI/00HX/MNR/2023/0188">CHI/00HX/MNR/2023/0188</a>    | house, 4 bed | £650        | £1,100            | <b>£1,010</b>    | 10 Oct 2023 |
| 19 Buttermere, Swindon, Wiltshire, SN3 6LF [old rules]<br>GOV.UK: <a href="https://www.gov.uk/cases/CHI/00HX/MNR/2023/0187">CHI/00HX/MNR/2023/0187</a>      | house, 3 bed | £1,050      | £1,650            | <b>£1,350</b>    | 30 Aug 2023 |
| 57 Tunncliffe Road, Swindon, Wiltshire, SN3 1FP [old rules]<br>GOV.UK: <a href="https://www.gov.uk/cases/CHI/00HX/MNR/2022/0146">CHI/00HX/MNR/2022/0146</a> | house, 2 bed | £725        | £760              | <b>£760</b>      | 26 Jan 2023 |
| 64 Padstow Road, Swindon, Wiltshire, SN2 2EG [old rules]<br>GOV.UK: <a href="https://www.gov.uk/cases/CHI/00HX/MNR/2022/0124">CHI/00HX/MNR/2022/0124</a>    | flat, 2 bed  | £675        | £805              | <b>£805</b>      | 15 Dec 2022 |
| 5 Briar Fields, Swindon, Wiltshire, SN1 2QN [old rules]<br>GOV.UK: <a href="https://www.gov.uk/cases/CHI/00HX/MNR/2020/0090">CHI/00HX/MNR/2020/0090</a>     | house, 4 bed | £925        | £1,025            | <b>£925</b>      | 3 Feb 2021  |
| 73 Lansdown Road, Swindon, Wiltshire, SN1 3ND [old rules]<br>GOV.UK: <a href="https://www.gov.uk/cases/CHI/00HX/MNR/2020/0062">CHI/00HX/MNR/2020/0062</a>   | house, 3 bed | £750        | £830              | <b>£750</b>      | 16 Oct 2020 |

## 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     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-------------|-------------------|------------------|-------------|
| Room 5, 36 Beatrice Street, Swindon, Wiltshire, SN2 1BB [old rules] [room in shared house] [bills included]<br>GOV.UK: <a href="#">HAV/00HX/MNR/2025/0840</a>                 | room         | £400        | £475              | <b>£425</b>      | 13 Feb 2026 |
| 91 Home Farm, Highworth, Swindon, Wiltshire, SN6 7EQ [old rules] [housing association / affordable rent]<br>GOV.UK: <a href="#">HAV/00HX/MNR/2025/0707</a>                    | house, 3 bed | £736.10     | £809.71           | <b>£1,060</b>    | 28 Jul 2025 |
| Flat 5, Millgrove House, 9 Delft Crescent, Swindon, Wiltshire, SN25 2LU [old rules] [housing association / affordable rent]<br>GOV.UK: <a href="#">HAV/00HX/MNR/2025/0659</a> | flat, 2 bed  | £605.87     | £622.23           | <b>£1,000</b>    | 16 May 2025 |
| 23 Fontmell Close, Swindon, Wiltshire, SN25 2PE [old rules] [housing association / affordable rent]<br>GOV.UK: <a href="#">CHI/00HX/MNR/2020/0085</a>                         | house, 3 bed | £800        | £835              | <b>£835</b>      | 6 Jan 2021  |