

Rent tribunal decisions in Thurrock

Generated 14 Oct 2026. All decisions in Thurrock.

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

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What the tribunal decided

8 decisions in this search (8 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	75% (6 of 8)
Same as the landlord's figure	25% (2 of 8)
Above the landlord's figure	0% (0 of 8)
Typical cut, where the rent was set lower	-16.2% (n=6)
Typical increase the landlord proposed	+24.9% (n=8)
Typical increase the tribunal decided	+9.5% (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
2 West Lodge, Dell Road, Grays, RM17 5JT [old rules] GOV.UK: CAM/00KG/MNR/2025/0794	flat, studio	£705	£855	£750	11 Apr 2026
275 Danbury Crescent South Ockendon Essex RM15 5XB [old rules] GOV.UK: CAM/00KG/MNR/2025/0769	flat, 1 bed	£790	£900	£850	22 Dec 2025
42 Brooke Road Grays Essex RM17 5BN [old rules] GOV.UK: CAM/00KG/MNR/2025/0692	house	£450	£800	£650	11 Sep 2025
13 Woolings Close, Orsett, Essex, RM16 3AT [old rules] GOV.UK: CAM/00KG/MNR/2025/0673	house, 4 bed	£1,750	£1,950	£1,950	29 Aug 2025
1 Errington Close Chadwell Heath Grays RM16 4TA [old rules] GOV.UK: CAM/00KG/MNR/2023/0152	house, 3 bed	£800	£1,400	£1,400	8 Apr 2024
10 Gatehope Drive, South Ockendon, Essex, RM15 5HX [old rules] GOV.UK: CAM/00KG/MNR/2022/0118	house, 3 bed	£1,050	£1,350	£900	8 Mar 2023
48 The Sorrells, Stanford le Hope, SS17 7DS [old rules] GOV.UK: CAM/00KG/MNR/2022/0086	house, 3 bed	£800	£1,550	£1,080	14 Nov 2022
128 Caspian Way, Purfleet, Essex RM19 1LF [old rules] GOV.UK: CAM/00MG/MNR/2020/0036	flat, 2 bed	£950	£1,100	£950	8 Mar 2021