

Rent tribunal decisions in Torbay

Generated 15 Oct 2026. All decisions in Torbay.

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

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What the tribunal decided

8 decisions in this search (8 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	100% (7 of 7)
Same as the landlord's figure	0% (0 of 7)
Above the landlord's figure	0% (0 of 7)
Typical cut, where the rent was set lower	-8.3% (n=7)
Typical increase the landlord proposed	+26.3% (n=7)
Typical increase the tribunal decided	+9.4% (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
Ground Floor Flat, 2 Brunswick Terrace, Torquay, Devon, TQ1 4AE [old rules] GOV.UK: HAV/00HH/MNR/2025/0688	flat, 1 bed	£500	£625	£595	21 Jul 2025
23 Darwin Crescent, Torquay, Devon, TQ2 7FL [old rules] GOV.UK: CHI/00HH/MNR/2023/0264	house, 3 bed	£950	£1,200	£1,140	3 Jan 2024
Garden Flat, 4 Wellesley Road, Torquay, Devon, TQ1 3BS [old rules] GOV.UK: CHI/00HH/MNR/2023/0188	flat, studio	£400	£575	£437.50	20 Oct 2023
52 Combe Bank, Lindthorpe Way, Brixham, Devon, TQ5 8BB [old rules] GOV.UK: CHI/00HH/MNR/2023/0048	flat, studio	£565.50	£839.32	£510.03	6 Jun 2023
76a Avenue Road, Torquay, Devon, TQ2 5LF [old rules] GOV.UK: CHI/00HH/MNR/2021/0137	flat, 2 bed	£495	£600	£550	7 Apr 2022
76b Avenue Road, Torquay, Devon, TQ2 5LF [old rules] GOV.UK: CHI/00HH/MNR/2021/0129	flat, 2 bed	£550	£600	£550	23 Dec 2021
18 Horace Road, Torquay, Devon, TQ2 8AS [old rules] GOV.UK: CHI/00HH/MNR/2018/0073	house, 3 bed	£560	£800	£600	9 Jan 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
1 Two Acre Close, Paignton, Devon, TQ3 3XX [old rules] [housing association / affordable rent] GOV.UK: CHI/00HH/MNR/2024/0147	flat, 2 bed	£403.52	£434.59	£517	3 Feb 2025