

Rent tribunal decisions in Tower Hamlets

Generated 14 Oct 2026. All decisions in Tower Hamlets.

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

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What the tribunal decided

56 decisions in this search (51 set a rent). In 18, 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% (12 of 18)	62% (10 of 16)	too few (2 of 2)
Same as the landlord's figure	33% (6 of 18)	38% (6 of 16)	too few (0 of 2)
Above the landlord's figure	0% (0 of 18)	0% (0 of 16)	too few (0 of 2)
Typical cut, where the rent was set lower	-14.0% (n=12)	-15.3% (n=10)	too few (n=2)
Typical increase the landlord proposed	+22.2% (n=18)	+25.4% (n=16)	too few (n=2)
Typical increase the tribunal decided	+15.4% (n=18)	+15.6% (n=16)	too few (n=2)

Only 2 new-rules decisions 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".

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
8 Pierhead Lock, 416 Manchester Road, London, E14 3FD GOV.UK: LON/00BG/MRA/2026/0109	flat, 2 bed	£2,700	£3,100	£2,700	28 Aug 2026
Flat 38 Trinity Tower, 28 Quadrant Walk, London, E14 9JW GOV.UK: LON/00BG/MRA/2026/0039	flat, 3 bed	£3,300	£3,600	£3,450	12 Aug 2026
11 McAusland House 40 Wrights Road, Bow London E3 5LF [old rules] GOV.UK: LON/00BG/MNR/2026/0113	flat, 3 bed	£1,920	£2,750	£2,750	28 May 2026
79 Saltwell St. London E14 0DY [old rules] GOV.UK: LON/00BG/MNR/2026/0099	house, 2 bed	£2,150	£2,550	£2,150	21 May 2026
31 Arrow Road, Bow, London E3 3HE [old rules] GOV.UK: LON/00BG/MNR/2025/0901	house, 2 bed	£1,600	£1,950	£1,610	3 Mar 2026
Flat 15, Ordell Court, 4 Ordell Road, Bow E3 2DS [old rules] GOV.UK: LON/00BG/MNR/2025/0605	flat, 2 bed	£1,595	£2,150	£2,150	24 Mar 2025
Flat 42 Maitland House, Bishops Way, London E2 9HT [old rules] GOV.UK: LON/00BG/MNR/2024/0664	flat, 2 bed	£1,550	£1,900	£1,900	19 Mar 2025
331 Jamaica Street, London E1 3HU [old rules] GOV.UK: LON/00BG/MNR/2024/0663	flat, 3 bed	£1,950	£2,500	£2,125	21 Jan 2025
Flat 1, Recurrence Apartments, 357 Commercial Road, London, E1 2PS [old rules] GOV.UK: LON/00BG/MNR/2024/0617	flat	£1,581	£1,800	£1,800	2 Dec 2024

Address, and case ref linked to GOV.UK	Type	Rent before	Landlord proposed	Tribunal decided	Decided
41 Denbury House, Talwin Street , London , E3 3JB [old rules] GOV.UK: LON/00BG/MNR/2024/0070	flat, 2 bed	£1,858	£2,100	£1,880	9 Jul 2024
28 Newcourt House, Pott Street, E2 0EG [old rules] GOV.UK: LON/00BG/MNR/2024/0012	flat	£1,475	£1,795	£1,700	16 Apr 2024
Flat 2 Tyndal Court, Transom Square, London, E14 3TQ [old rules] GOV.UK: LON/00BG/MNR/2024/0009	flat, 2 bed	£1,600	£1,950	£1,850	8 Apr 2024
68 New Atlas Wharf, 3 Arnhem Wharf, E14 3SS [old rules] GOV.UK: LON/00BG/MNR/2023/0390	flat, 1 bed	£1,600	£1,950	£1,850	5 Mar 2024
16 Gale Street E3 3RP [old rules] GOV.UK: LON/00BG/MNR/2023/0324	flat, 3 bed	£1,850	£2,400	£2,400	16 Nov 2023
Flat 8 Conant House, Pelling Street, London, E14 7FH [old rules] GOV.UK: LON/00BG/MNR/2023/0159	flat, 2 bed	£1,200	£2,400	£1,900	15 Nov 2023
Flat 809, 99 Blackwall Way, London, E14 9QU [old rules] GOV.UK: LON/00BG/MNR/2023/0272	flat, 1 bed	£1,400	£1,800	£1,800	5 Oct 2023
31 Arrow Road, London, E3 3HE [old rules] GOV.UK: LON/00BG/MNR/2022/0198	house, 2 bed	£1,400	£2,000	£1,600	15 May 2023
3 Shelley House, Cornwall Avenue, London, E2 0HE [old rules] GOV.UK: LON/00BG/MNR/2021/0155	flat, 1 bed			£715	23 Nov 2021
12 Chapman House, Bigland Street, London, E1 2NG [old rules] GOV.UK: LON/00BG/MNR/2019/0148	flat, 2 bed	£652.50	£1,450	£875	26 Jul 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
44 Capstan Square, London, E14 3EU [old rules] [bills included] GOV.UK: LON/00BG/MNR/2026/0349	flat	£988	£1,086	£1,050	20 Jul 2026
Room 1, 6 Jackman House, Watts Street, London E1W 2PU [old rules] [room in shared house] [bills included] GOV.UK: LON/00BG/MNR/2025/0857	room	£735	£1,100	£800	6 Oct 2025
Flat 101 Iona Tower, 33 Ross Way, London, E14 7GG [old rules] [housing association / affordable rent] GOV.UK: LON/00BG/MNR/2025/0770	flat, 3 bed	£1,800	£2,300	£2,000	26 Aug 2025
Flat B, 280 Old Ford Road, London E3 5SP [old rules] [housing association / affordable rent] GOV.UK: LON/00BG/MNR/2025/0653	flat, 2 bed	£1,272	£1,309	£1,900	13 May 2025
Flat 14 Cyan Apartments, 2 Gunmakers Lane London E3 5GU [old rules] [housing association / affordable rent] GOV.UK: LON/00BG/MNR/2024/0671	flat, 2 bed	£1,799.67	£2,450	£1,890	28 Feb 2025
Flat 4 Len Bishop Court, 63 Schoolhouse Lane, London E1W 3AJ [old rules] [housing association / affordable rent] GOV.UK: LON/00BG/MNR/2024/0656	flat, 2 bed	£1,187.16	£1,278.55	£1,278.55	14 Jan 2025
179 Manchester Road, London, E14 3DR [old rules] [register entry only] GOV.UK: LON/00BG/MNR/2023/0483	flat, 3 bed			£3,000	2 Apr 2024
215, 122 East Ferry Road, London, E14 9ET [old rules] [housing association / affordable rent] GOV.UK: LON/00BG/MNR/2023/0394	flat, 3 bed	£1,659.29	£1,727.82	£1,727.82	21 Feb 2024

Address, and case ref linked to GOV.UK	Type	Rent before	Landlord proposed	Tribunal decided	Decided
412, 122 East Ferry Road, London, E14 9ET [old rules] [housing association / affordable rent] GOV.UK: LON/00BG/MNR/2023/0292	flat, 2 bed			£1,386.62	31 Jan 2024
Flat 4 Len Bishop Court, 63 Schoolhouse Lane, London, E1W 3AJ [old rules] [housing association / affordable rent] GOV.UK: LON/00BG/MNR/2023/0404	flat, 2 bed	£1,109.51	£1,187.16	£1,187.16	15 Jan 2024

Showing the 10 most recent of 26. 16 more, and the rest of this search, are in the full list online:
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