

# Rent tribunal decisions in Waltham Forest

Generated 15 Oct 2026. All decisions in Waltham Forest.

Online version, with every decision: <https://rentrisecheck.uk/area/waltham-forest?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

23 decisions in this search (22 set a rent). In 15, 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           | 73% (11 of 15) |
| Same as the landlord's figure             | 20% (3 of 15)  |
| Above the landlord's figure               | 7% (1 of 15)   |
| Typical cut, where the rent was set lower | -15.0% (n=11)  |
| Typical increase the landlord proposed    | +26.4% (n=15)  |
| Typical increase the tribunal decided     | +7.7% (n=15)   |

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".

**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     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-------------|-------------------|------------------|-------------|
| 34b Suffolk Road, Barking, London, IG114 7QW [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?q=LON/00AB/MNR/2026/0137">LON/00AB/MNR/2026/0137</a>         | flat, 1 bed  | £800        | £1,150            | <b>£1,150</b>    | 1 Jul 2026  |
| Flat 4, 9 Selwyn Avenue, London E4 9LP [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?q=LON/00BH/MNR/2026/0167">LON/00BH/MNR/2026/0167</a>               | flat, studio | £600        | £1,000            | <b>£1,000</b>    | 1 Jun 2026  |
| 24 Harley House, 155 Hainault Road, London, E11 1LH [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?q=LON/00BH/MNR/2026/0118">LON/00BH/MNR/2026/0118</a>  | flat, 2 bed  | £1,550      | £1,800            | <b>£1,650</b>    | 18 May 2026 |
| 619A Forest Road, London, E17 4NE [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?q=LON/00BH/MNR/2025/0977">LON/00BH/MNR/2025/0977</a>                    | flat, 2 bed  | £1,300      | £1,800            | <b>£1,400</b>    | 29 Apr 2026 |
| 288 Murchison Road, London E10 6LU [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?q=LON/00BH/MNR/2025/0909">LON/00BH/MNR/2025/0909</a>                   | house, 3 bed | £2,200      | £2,300            | <b>£2,050</b>    | 8 Dec 2025  |
| 6 Vickers House, 1B Normanshire Drive, London E4 9HE [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?q=LON/00BH/MNR/2024/0351">LON/00BH/MNR/2024/0351</a> | flat, 2 bed  | £1,500      | £1,850            | <b>£1,500</b>    | 15 May 2025 |
| 51 Westward Road London E4 8LZ [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?q=LON/00BH/MNR/2024/0631">LON/00BH/MNR/2024/0631</a>                       | house, 4 bed | £2,000      | £2,835            | <b>£2,600</b>    | 31 Jan 2025 |
| 24 Lyndhurst Road, London, E4 9JU [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?q=LON/00BH/MNR/2024/0302">LON/00BH/MNR/2024/0302</a>                    | house, 4 bed | £2,300      | £2,700            | <b>£2,450</b>    | 13 Dec 2024 |
| 2 Hitcham Road, Walthamstow, London, E17 8HN [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?q=LON/00BH/MNR/2024/0141">LON/00BH/MNR/2024/0141</a>         | flat, 2 bed  | £1,350      | £1,700            | <b>£1,300</b>    | 9 Sep 2024  |
| Flat 1 Rockwell Court, 6 Papermill Place, E17 6GL [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?q=LON/00BH/MNR/2024/0059">LON/00BH/MNR/2024/0059</a>    | flat         | £1,375      | £1,800            | <b>£1,800</b>    | 3 Jun 2024  |

| Address, and case ref linked to GOV.UK                                                                              | Type         | Rent before | Landlord proposed | Tribunal decided | Decided     |
|---------------------------------------------------------------------------------------------------------------------|--------------|-------------|-------------------|------------------|-------------|
| 33 Hibbert Road, Waltham Forest, London, E17 8HB<br>[old rules]<br>GOV.UK: <a href="#">LON/00BH/MNR/2023/0422</a>   | flat, 2 bed  | £1,400      | £1,650            | <b>£1,490</b>    | 21 May 2024 |
| 124 Francis Road, London, E10 6PR [old rules]<br>GOV.UK: <a href="#">LON/00BH/MNR/2023/0403</a>                     | flat, 2 bed  | £1,120      | £1,700            | <b>£1,445</b>    | 15 Jan 2024 |
| 224 Murchson Road, London, E10 6LU [old rules]<br>GOV.UK: <a href="#">LON/00BH/MNR/2023/0253</a>                    | house, 3 bed | £2,100      | £2,600            | <b>£2,200</b>    | 3 Nov 2023  |
| 46 Somerset Road, Walthamstow, London, E17 8QW<br>[old rules]<br>GOV.UK: <a href="#">LON/00BH/MNR/2020/0012</a>     | house, 3 bed | £606.67     | £767              | <b>£1,191.67</b> | 31 Jul 2020 |
| Flat 16b Courtenay Mews, Walthamstow, London, E17 7PP [old rules]<br>GOV.UK: <a href="#">LON/00BH/MNR/2019/0074</a> | flat, 1 bed  | £541.66     | £1,350            | <b>£600</b>      | 9 Aug 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     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-------------|-------------------|------------------|-------------|
| 22 Marconi Road, Leyton, E10 7JD [old rules] [housing association / affordable rent] [register entry only]<br>GOV.UK: <a href="#">LON/00BH/MNR/2023/0166</a> | house, 3 bed |             |                   | <b>£1,885</b>    | 11 Sep 2023 |
| 69A Erskine Road, London, E17 6SA [old rules] [register entry only]<br>GOV.UK: <a href="#">LON/00BH/MNR/2023/0150</a>                                        | flat, 1 bed  |             |                   | <b>£1,400</b>    | 26 Jun 2023 |
| 80B Belgrave Road, London, E17 8QG [old rules] [register entry only]<br>GOV.UK: <a href="#">LON/00BH/MNR/2023/0009</a>                                       | flat, 2 bed  |             |                   | <b>£1,120</b>    | 12 Apr 2023 |
| 25 Grove Road, London, E11 3AN [old rules] [bills included] [register entry only]<br>GOV.UK: <a href="#">LON/00BH/MNR/2022/0134</a>                          | house        | £700        | £950              | <b>£390</b>      | 29 Nov 2022 |
| 16 Normanshire Drive, London, E4 9HF [old rules] [register entry only]<br>GOV.UK: <a href="#">LON/00BH/MNR/2022/0076</a>                                     | house, 3 bed |             |                   | <b>£1,710</b>    | 12 Aug 2022 |
| Ground floor, 39 Markhouse Avenue, Walthamstow, London, E17 8AY [old rules] [register entry only]<br>GOV.UK: <a href="#">LON/00BH/MNR/2019/0149</a>          | house        |             |                   | <b>£325</b>      | 17 Jan 2020 |