

Rent tribunal decisions in Welwyn Hatfield

Generated 14 Oct 2026. All decisions in Welwyn Hatfield.

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

7 decisions in this search (7 set a rent). In 3, 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	too few (3 of 3)
Same as the landlord's figure	too few (0 of 3)
Above the landlord's figure	too few (0 of 3)
Typical cut, where the rent was set lower	too few (n=3)
Typical increase the landlord proposed	too few (n=3)
Typical increase the tribunal decided	too few (n=3)

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 3 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
40 Bradmore Green, Brookmans Park, Hatfield, Herts, AL9 7QR [old rules] GOV.UK: CAM/26UL/MNR/2026/0094	flat, 2 bed	£1,250	£1,450	£1,300	17 Jul 2026
58 Heathcote Avenue Hatfield Herts AL10 0RJ [old rules] GOV.UK: CAM/26UL/MNR/2023/0126	house, 2 bed	£1,200	£1,400	£1,350	17 Nov 2023
15 Northcotts, Hatfield Herts AL9 5ES [old rules] GOV.UK: CAM/26UL/MNR/2020/0005	flat	£850	£900	£850	30 Apr 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
31 Salisbury Hall Drive, Hatfield, AL10 9GJ [old rules] [housing association / affordable rent] GOV.UK: CAM/26UL/MNR/2024/0079	flat, 1 bed	£522.56	£663.04	£996.67	14 Nov 2024
33 Salisbury Hall Road Hatfield AL1 8GJ: [] [old rules] [housing association / affordable rent] GOV.UK: CAM/26UL/MNR/2024/0071	flat, 1 bed	£522.56	£663.39	£910	18 Jun 2024
8 Poppy Walk Hatfield AL10 9FP [old rules] [bills included] GOV.UK: CAM/26UL/MNR/2023/0143	house	£645	£745	£745	31 May 2024

Address, and case ref linked to GOV.UK	Type	Rent before	Landlord proposed	Tribunal decided	Decided
25 Madison House Bessemer Road Welwyn Garden City AL7 1GQ [old rules] [housing association / affordable rent] GOV.UK: CAM/26UL/MNR/2024/0056	flat, 2 bed	£690.82	£744.03	£1,235	15 May 2024