

Rent tribunal decisions in Westminster

Generated 14 Oct 2026. All decisions in Westminster.

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

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What the tribunal decided

104 decisions in this search (93 set a rent). In 39, 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	87% (34 of 39)	87% (33 of 38)	too few (1 of 1)
Same as the landlord's figure	3% (1 of 39)	3% (1 of 38)	too few (0 of 1)
Above the landlord's figure	10% (4 of 39)	11% (4 of 38)	too few (0 of 1)
Typical cut, where the rent was set lower	-15.5% (n=34)	-16.3% (n=33)	too few (n=1)
Typical increase the landlord proposed	+25.9% (n=37)	+26.7% (n=36)	too few (n=1)
Typical increase the tribunal decided	+13.2% (n=37)	+13.8% (n=36)	too few (n=1)

Only 1 new-rules decision 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
36 Turner House, St John's Wood Terrace, London NW8 6LN [old rules] GOV.UK: LON/00BK/MNR/2026/0079	flat, 2 bed	£2,000	£2,550	£2,496	27 Aug 2026
377 Park West, Edgware Road, London W2 2QS [old rules] GOV.UK: LON/00BK/MNR/2026/0343	flat, 1 bed	£1,170	£2,150	£1,800	6 Aug 2026
Flat 52 Guildford House, Tollgate Gardens, London, NW6 5FU GOV.UK: LON/00BK/MRA/2026/0079	flat, 1 bed	£2,250	£2,450	£2,350	4 Aug 2026
Flat 24 St Edmunds Court, 13-18 St Edmunds Terrace, London NW8 7QL [old rules] GOV.UK: LON/00BK/MNR/2026/0393	flat, 2 bed	£2,700	£2,925	£2,700	10 Jul 2026
Flat 16 Portsea Hall Portsea Place London W2 2BW [old rules] GOV.UK: LON/00BK/MNR/2026/0338	flat, studio	£1,083.33	£2,150	£1,500	9 Jul 2026
Flat 4 Dibdin House, Maida Vale, W9 1QE [old rules] GOV.UK: LON/00BK/MNR/2025/1021	flat, 2 bed	£1,505	£1,624.80	£1,540	23 Apr 2026
192 Dibdin House, London W9 1QQ [old rules] GOV.UK: LON/00BK/MNR/2025/0966	flat, 2 bed	£1,384.50	£1,494.71	£1,656	16 Jan 2026
Flat 3, 29 Southwick Street, London W2 1JQ [old rules] GOV.UK: LON/00BK/MNR/2025/0960	flat, 1 bed	£1,408.67	£1,650	£1,610	16 Jan 2026
Ground Floor Flat, 31 Daventry Street, London NW1 6TD [old rules] GOV.UK: LON/00BK/MNR/2025/0825	flat, 1 bed	£1,550	£1,950	£1,755	14 Oct 2025

Address, and case ref linked to GOV.UK	Type	Rent before	Landlord proposed	Tribunal decided	Decided
Flat 2 , Waterford Court, 18 Daventry Street, London, NW1 6TD [old rules] GOV.UK: LON/00BK/MNR/2025/0791	flat, 2 bed	£1,800	£2,300	£2,200	29 Sep 2025
Flat B, 7 Porchester Square, London W2 6AL [old rules] GOV.UK: LON/00BK/MNR/2025/0756	flat	£1,810	£4,385	£2,600	23 Sep 2025
62 Rogers House, Page Street, London SW1P 4EY [old rules] GOV.UK: LON/00BK/MNR/2025/0815	flat, 2 bed	£1,500	£2,500	£2,350	23 Sep 2025
Flat 3, 75 Carlton Hill, London NW8 0EN [old rules] GOV.UK: LON/00BK/MNR/2025/0631	flat, 2 bed	£2,000	£3,250	£2,100	1 Jul 2025
106 Dibdin House, Maida Vale, London, W9 1QF [old rules] GOV.UK: LON/00BK/MNR/2025/0681	flat, 3 bed	£1,225		£1,268.75	23 Jun 2025
Flat 4, Highwood House, 148 Cavendish Street, London W1W 6YH [old rules] GOV.UK: LON/00BK/MNR/2024/0646	flat, 3 bed	£820.30	£3,000	£2,450	13 Feb 2025
Flat 4 Dibdin House Maida Vale W9 1QE [old rules] GOV.UK: LON/00BK/MNR/2024/0666	flat, 2 bed	£1,534.50	£1,693.63	£1,505	3 Feb 2025
69 Porchester Terrace London W2 3TT [old rules] GOV.UK: LON/00BK/MNR/2024/0338	house, 5 bed	£2,000	£5,850	£5,200	29 Jan 2025
Flat 8 Dibdin House, Maida Vale, London, W9 1QF [old rules] GOV.UK: LON/00BK/MNR/2023/0418	flat, 2 bed	£1,398.87	£1,538.76	£1,040	4 Dec 2024
132 Queens Court, Queensway, London, W2 4QS [old rules] GOV.UK: LON/00BK/MNR/2024/0332	flat, 1 bed	£1,280	£1,980	£1,435	17 Oct 2024
165 Dibdin House Maida Vale London W9 1QQ [old rules] GOV.UK: LON/00BK/MNR/2024/0353	house	£1,875	£1,925	£1,875	9 Oct 2024
Flat C, 124 Portnall Road, W9 3BQ [old rules] GOV.UK: LON/00BK/MNR/2024/0115	flat	£1,463.68	£1,800	£1,725	30 Aug 2024
25 Heron Court, 63 Lancaster Gate, London, W2 3NJ [old rules] GOV.UK: LON/00BK/MNR/2024/0156	flat, 1 bed	£1,800	£2,750	£2,250	9 Aug 2024
1st & 2nd Floor Masionette, U/F, 45 Shirland Road , London , W9 2JD [old rules] GOV.UK: LON/00BK/MNR/2024/0047	flat, 3 bed	£1,950	£2,500	£2,385	16 May 2024
Flat 106 Dibdin House, Maida Vale, London, W9 1QF [old rules] GOV.UK: LON/00BK/MNR/2024/0043	flat, 3 bed	£1,494.17	£1,643.59	£1,225	16 May 2024
Flat 3 Cambridge Court, Sussex Gardens, London, W2 1EU [old rules] GOV.UK: LON/00BK/MNR/2023/0465	flat, studio	£1,083.33	£2,350	£1,900	14 May 2024
1 Belvedere House, 130 Grosvenor Road, London, SW1V 3JY [old rules] GOV.UK: LON/00BK/MNR/2023/0345	flat, 2 bed	£2,621.67	£3,466.67	£2,881.67	21 Mar 2024
Flat 5, 21 Devonshire Terrace, London, W2 3DW [old rules] GOV.UK: LON/00BK/MNR/2023/0374	flat, 2 bed	£1,612	£2,379	£1,820	21 Feb 2024
Flat 30 Dibdin House, Maida Vale, London, W9 1QE [old rules] GOV.UK: LON/00BK/MNR/2023/0059	flat, 3 bed		£1,040.91	£1,072.50	1 Aug 2023
50 Essendine Mansions , Essendine Road, London , W9 2LY [old rules] GOV.UK: LON/00BK/MNR/2022/0180	flat, 2 bed	£1,415	£1,550	£1,550	10 May 2023
Flat B (Middle Flat), 90 Saltram Crescent, London, W9 3JX [old rules] GOV.UK: LON/00BK/MNR/2022/0207	flat, 2 bed	£1,450	£1,920	£1,890	20 Apr 2023

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