

Rent tribunal decisions in Lambeth

Generated 14 Oct 2026. All decisions in Lambeth.

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

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What the tribunal decided

53 decisions in this search (47 set a rent). In 20, 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	80% (16 of 20)
Same as the landlord's figure	15% (3 of 20)
Above the landlord's figure	5% (1 of 20)
Typical cut, where the rent was set lower	-10.7% (n=16)
Typical increase the landlord proposed	+31.4% (n=19)
Typical increase the tribunal decided	+17.1% (n=19)

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
Flat 75, 7 Exchange Gardens, SW8 1BP [old rules] GOV.UK: LON/00AY/MNR/2026/0065	flat, 3 bed	£3,800	£4,500	£4,500	25 Aug 2026
Flat 18, Dutton House, 5 Scoles Crescent, London, SW2 3DT [old rules] GOV.UK: LON/00AY/MNR/2026/0369	flat, 3 bed	£1,500	£2,000	£1,800	24 Jul 2026
Flat 36 52 Bedford Road Lambeth London SW4 7HJ [old rules] GOV.UK: LON/00AY/MNR/2026/0194	flat, 1 bed	£1,100.10	£1,152.88	£1,560	22 Jun 2026
91 Dorchester Court, Herne Hill, London, SE24 9QY [old rules] GOV.UK: LON/00AY/MNR/2025/1044	flat, 2 bed	£1,430	£2,100	£2,040	14 May 2026
Flat 61 Dorchester Court, Herne Hill, London, SE24 9QY [old rules] GOV.UK: LON/00AY/MNR/2025/0908	flat, 3 bed	£1,750	£2,300	£2,000	5 May 2026
Flat B, 96 Dalyell Rd, Brixton, London SW9 9UP [old rules] GOV.UK: LON/00AY/MNR/2025/0874	flat, 1 bed	£1,300	£1,800	£1,300	27 Oct 2025
Ground Floor Flat, 2 Tenham Avenue, Streatham Hill, London SW2 4XR [old rules] GOV.UK: LON/00AY/MNR/2025/0836	flat	£880	£1,000	£900	15 Sep 2025
34 Leigham Vale Streatham SW16 2JH [old rules] GOV.UK: LON/00AY/MNR/2024/0695	house, 4 bed	£1,495	£3,986.67	£1,750.67	4 Apr 2025
2 Tenham Avenue, London, SW2 4XR [old rules] GOV.UK: LON/00AY/MNR/2024/0293	flat, 2 bed	£800	£880	£880	9 Oct 2024

Address, and case ref linked to GOV.UK	Type	Rent before	Landlord proposed	Tribunal decided	Decided
Unit 1, 2B Mountbatten Close, Gipsy Hill, London, SE19 1AP [old rules] GOV.UK: LON/00AY/MNR/2024/0256	house, studio	£800	£1,146.86	£850	3 Sep 2024
49 Edithna Street, London, SW9 9JR [old rules] GOV.UK: LON/00AY/MNR/2024/0056	house, 2 bed	£715	£750.01	£719.33	19 Aug 2024
28 Woodleigh Gardens, London, SW162SY [old rules] GOV.UK: LON/00AY/MNR/2024/0044	flat, 2 bed	£1,390	£1,625	£1,440	22 May 2024
38 Fieldhouse Road, Balham London SW12 0HJ [old rules] GOV.UK: LON/00AY/MNR/2023/0247	flat	£900	£1,700	£1,680	24 Nov 2023
Flat 61, 7A Exchange Gardens, London, SW8 1GF [old rules] GOV.UK: LON/00AY/MNR/2023/0216	flat, 1 bed	£1,750	£2,300	£2,300	17 Aug 2023
Flat 4, 79 Streatham High Road, Streatham, London, SW16 1PH [old rules] GOV.UK: LON/00AY/MNR/2022/0154	flat, 1 bed	£800	£1,095	£1,050	5 Dec 2022
Unit 1, 2B Mountbatten Close, London, SE19 1AP [old rules] GOV.UK: LON/00AY/MNR/2022/0146	flat, studio	£800	£1,146.86	£800	22 Nov 2022
32 Maple Mews, Streatham London SW16 2AL [old rules] GOV.UK: LON/00AY/MNR/2021/0140	flat, 3 bed	£1,300	£1,700	£1,600	27 Sep 2021
Flat 3, 80 Upper Tulse Hill, London, SW2 2RP [old rules] GOV.UK: LON/00BK/MNR/2019/0151	flat, 1 bed	£650	£938.64	£901.33	4 Aug 2021
Unit 1 2B Mountbatten Close Gipsy Hill London SE19 1AP [old rules] GOV.UK: LON/00AY/MNR/2020/0122	flat, studio		£1,146.86	£850	21 Dec 2020
2 Tenham Avenue, Streatham Hill, London, SW2 4XR [old rules] GOV.UK: LON/00AY/MNR/2019/0119	house, 2 bed	£990	£1,060	£720	1 Nov 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
Flat 10 Langley Mansions, Langley Lane, London SW8 1TJ [old rules] [housing association / affordable rent] GOV.UK: LON/00AY/MNR/2026/0155	flat, 2 bed	£958.34	£1,006.26	£2,300	5 Aug 2026
F1, 14 Exchange Gardens, London, SW81DF [rules unclear] [housing association / affordable rent] [room in shared house] GOV.UK: LON/00AY/MNR/2026/0069	room	£1,490	£1,900	£1,688	23 Jul 2026
Unit 1, 2B Mountbatten Close, Gipsy Hill, SE19 1AP [old rules] [room in shared house] [bills included] GOV.UK: LON/00AY/MNR/2025/0821	room	£850	£1,295	£855	8 Sep 2025
63a Brixton Water Lane, London, SW2 1PH [old rules] [bills included] GOV.UK: LON/00AY/MNR/2024/0700		£1,045	£1,395	£1,071.94	30 Jan 2025
Flat A, 85 Kellett Road, Brixton, London, SW2 1EA [old rules] [housing association / affordable rent] GOV.UK: LON/00AY/MNR/2024/0137	flat, 3 bed	£650	£735.11	£2,000.27	19 Sep 2024
Room 6 15b Montrell Road, Streatham, London, SW2 4QD [old rules] [room in shared house] [register entry only] GOV.UK: LON/00AY/MNR/2024/0107	room			£1,100	6 Jun 2024
94a Thornlaw Road, London, SE27 0SA [old rules] [register entry only] GOV.UK: LON/00AY/MNR/2022/0196	flat, 2 bed			£1,575	31 Oct 2023

Address, and case ref linked to GOV.UK	Type	Rent before	Landlord proposed	Tribunal decided	Decided
2 Dane House, Denmark Road, SE5 9EN [old rules] [register entry only] GOV.UK: LON/00AY/MNR/2023/0139	flat, studio			£699.83	23 Oct 2023
83b Landor road, London, SW9 9RT [old rules] [housing association / affordable rent] [register entry only] GOV.UK: LON/00AY/MNR/2023/0270	flat, 1 bed			£1,564.33	12 Sep 2023
49 Edithna Street, London, SW9 9JR [old rules] [register entry only] GOV.UK: LON/00AY/MNR/2022/0150	house			£715	13 Feb 2023

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