

Rent tribunal decisions in Lewisham

Generated 16 Oct 2026. All decisions in Lewisham.

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

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What the tribunal decided

41 decisions in this search (40 set a rent). In 14, 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	86% (12 of 14)
Same as the landlord's figure	14% (2 of 14)
Above the landlord's figure	0% (0 of 14)
Typical cut, where the rent was set lower	-12.8% (n=12)
Typical increase the landlord proposed	+21.6% (n=14)
Typical increase the tribunal decided	+4.9% (n=14)

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 2, 160 Rushey Green, Lewisham, London SE6 4HQ [old rules] GOV.UK: LON/00AZ/MNR/2026/0192	flat, 1 bed	£1,050	£1,100	£1,100	10 Jun 2026
10 Donne House, 4 Samuel Close, London SE14 5RP [old rules] GOV.UK: LON/00AZ/MNR/2025/0997	flat, 1 bed	£1,400	£1,675	£1,475	21 Jan 2026
Flat B, 39 Brownhill Road, London, SE6 2HB [old rules] GOV.UK: LON/00AZ/MNR/2024/0295	flat, 2 bed	£1,500	£1,750	£1,700	23 Sep 2025
20C Sunderland Road, Forest Hill, London SE23 2PR [old rules] GOV.UK: LON/00AZ/MNR/2025/0723	flat, 1 bed	£850	£1,291.98	£875	8 Sep 2025
23 Swiftsden Way Bromley BR1 4NS [old rules] GOV.UK: LON/00AZ/MNR/2025/0797	flat, 1 bed	£1,399.67	£1,516.67	£1,430	27 Aug 2025
10 Pragnell Road, London, SE12 0LF [old rules] GOV.UK: LON/00AZ/MNR/2024/0620	house, 3 bed	£2,100	£3,100	£2,400	18 Aug 2025
Flat 11, Smikle Court, Hatchem Park Mews, New Cross, SE14 5PY [old rules] GOV.UK: LON/00AZ/MNR/2025/0670	flat, 2 bed	£1,300	£1,800	£1,800	21 Jul 2025
22 Dorville Road, Lee, London SE12 8EB [old rules] GOV.UK: LON/00AZ/MNR/2025/0633	flat, 2 bed	£1,350	£1,800	£1,350	21 Jul 2025
Flat 2,160 Rushey Green, Lewisham, London, SE 4HQ [old rules] GOV.UK: LON/00AZ/MNR/2025/0765	flat, 1 bed	£1,050	£1,150	£1,050	21 Jul 2025

Address, and case ref linked to GOV.UK	Type	Rent before	Landlord proposed	Tribunal decided	Decided
Flat 2 Falconwood Court, Montpelier Row, Blackheath, London, SE3 0RS [old rules] GOV.UK: LON/00AZ/MNR/2025/0601	flat, studio	£1,025	£1,250	£1,183	7 Apr 2025
16A Arran Road, Catford, London, SE6 2NL [old rules] GOV.UK: LON/00AZ/MNR/2024/0058	flat, 2 bed	£1,250	£1,750	£1,312.50	12 Nov 2024
2 Triptych House, 8-10 Watsons Street, SE8 4EH [old rules] GOV.UK: LON/00AZ/MNR/2023/0213	flat, 2 bed	£1,300	£1,600	£1,440	13 Nov 2023
176a Evelyn Street, London, SE8 5DB [old rules] GOV.UK: LON/00AZ/MNR/2023/0004	flat, 1 bed	£1,195	£1,450	£1,253	23 Apr 2023
Ground Floor Flat, 189 Devonshire Road, London, SE23 3NJ [old rules] GOV.UK: LON/00AZ/MNR/2022/0098	flat, 1 bed	£910	£1,083.33	£910	15 Aug 2022

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
102b Cranbrook Road, Lewisham, London, SE8 4EJ [old rules] [housing association / affordable rent] GOV.UK: LON/00AZ/MNR/2025/0755	flat, 1 bed	£936.95	£962.26	£1,499.33	31 Oct 2025
36 Barlborough Street, London SE14 5EY [old rules] [housing association / affordable rent] GOV.UK: LON/00BE/MNR/2025/0737	house, 4 bed	£2,362.92	£2,426.71	£2,556.67	23 Sep 2025
19 Camplin St. Lewisham London SE14 5QY [old rules] [housing association / affordable rent] GOV.UK: LON/00AZ/MNR/2025/0752	house, 3 bed	£818.83	£874.16	£1,733.33	27 Aug 2025
6B Sydenham Park, London, SE26 4EQ [old rules] [housing association / affordable rent] GOV.UK: LON/00AZ/MNR/2024/0123	flat, 3 bed	£716.21	£758.98	£1,885	30 Jan 2025
Flat B, 28 Wickham Road, Brockley, London, SE4 1NY [old rules] [housing association / affordable rent] GOV.UK: LON/00AZ/MNR/2024/0217	flat, 3 bed	£751.40	£840.32	£1,993.33	13 Aug 2024
73 Grierson Road, Honor Oak Park, London, SE23 1PE [old rules] [room in shared house] [bills included] GOV.UK: LON/00AZ/MNR/2023/0329	room	£600	£775	£675	1 Dec 2023
4 Chinbrook Crescent, London, SE12 9TJ [old rules] [register entry only] GOV.UK: LON/00AZ/MNR/2023/0250	flat, 2 bed			£1,250	9 Oct 2023
19 Como Road, Forest Hill, SE23 2JL [old rules] [register entry only] GOV.UK: LON/00AZ/MNR/2023/0178	flat, 2 bed			£1,550	16 Aug 2023
Flat 7 Waterlane, London, SE14 5DN [old rules] [register entry only] GOV.UK: LON/00AZ/MNR/2023/0103	flat, 1 bed			£1,275	22 Jun 2023
Flat 3, St. Germans Road, London, SE23 1RH [old rules] [register entry only] GOV.UK: LON/00AZ/MNR/2023/0048	flat, 2 bed			£1,125	18 Apr 2023

Showing the 10 most recent of 23. 13 more, and the rest of this search, are in the full list online: <https://rentrisecheck.uk/area/lewisham?period=all&x=1>