

# 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]<br>GOV.UK: <a href="https://www.gov.uk/gov/decisions/LON/00AZ/MNR/2026/0192">LON/00AZ/MNR/2026/0192</a>            | flat, 1 bed  | £1,050      | £1,100            | <b>£1,100</b>    | 10 Jun 2026 |
| 10 Donne House, 4 Samuel Close, London SE14 5RP [old rules]<br>GOV.UK: <a href="https://www.gov.uk/gov/decisions/LON/00AZ/MNR/2025/0997">LON/00AZ/MNR/2025/0997</a>               | flat, 1 bed  | £1,400      | £1,675            | <b>£1,475</b>    | 21 Jan 2026 |
| Flat B, 39 Brownhill Road, London, SE6 2HB [old rules]<br>GOV.UK: <a href="https://www.gov.uk/gov/decisions/LON/00AZ/MNR/2024/0295">LON/00AZ/MNR/2024/0295</a>                    | flat, 2 bed  | £1,500      | £1,750            | <b>£1,700</b>    | 23 Sep 2025 |
| 20C Sunderland Road, Forest Hill, London SE23 2PR [old rules]<br>GOV.UK: <a href="https://www.gov.uk/gov/decisions/LON/00AZ/MNR/2025/0723">LON/00AZ/MNR/2025/0723</a>             | flat, 1 bed  | £850        | £1,291.98         | <b>£875</b>      | 8 Sep 2025  |
| 23 Swiftsden Way Bromley BR1 4NS [old rules]<br>GOV.UK: <a href="https://www.gov.uk/gov/decisions/LON/00AZ/MNR/2025/0797">LON/00AZ/MNR/2025/0797</a>                              | flat, 1 bed  | £1,399.67   | £1,516.67         | <b>£1,430</b>    | 27 Aug 2025 |
| 10 Pragnell Road, London, SE12 0LF [old rules]<br>GOV.UK: <a href="https://www.gov.uk/gov/decisions/LON/00AZ/MNR/2024/0620">LON/00AZ/MNR/2024/0620</a>                            | house, 3 bed | £2,100      | £3,100            | <b>£2,400</b>    | 18 Aug 2025 |
| Flat 11, Smikle Court, Hatchem Park Mews, New Cross, SE14 5PY [old rules]<br>GOV.UK: <a href="https://www.gov.uk/gov/decisions/LON/00AZ/MNR/2025/0670">LON/00AZ/MNR/2025/0670</a> | flat, 2 bed  | £1,300      | £1,800            | <b>£1,800</b>    | 21 Jul 2025 |
| 22 Dorville Road, Lee, London SE12 8EB [old rules]<br>GOV.UK: <a href="https://www.gov.uk/gov/decisions/LON/00AZ/MNR/2025/0633">LON/00AZ/MNR/2025/0633</a>                        | flat, 2 bed  | £1,350      | £1,800            | <b>£1,350</b>    | 21 Jul 2025 |
| Flat 2,160 Rushey Green, Lewisham, London, SE 4HQ [old rules]<br>GOV.UK: <a href="https://www.gov.uk/gov/decisions/LON/00AZ/MNR/2025/0765">LON/00AZ/MNR/2025/0765</a>             | flat, 1 bed  | £1,050      | £1,150            | <b>£1,050</b>    | 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]<br>GOV.UK: <a href="#">LON/00AZ/MNR/2025/0601</a> | flat, studio | £1,025      | £1,250            | <b>£1,183</b>    | 7 Apr 2025  |
| 16A Arran Road, Catford, London, SE6 2NL [old rules]<br>GOV.UK: <a href="#">LON/00AZ/MNR/2024/0058</a>                             | flat, 2 bed  | £1,250      | £1,750            | <b>£1,312.50</b> | 12 Nov 2024 |
| 2 Triptych House, 8-10 Watsons Street, SE8 4EH [old rules]<br>GOV.UK: <a href="#">LON/00AZ/MNR/2023/0213</a>                       | flat, 2 bed  | £1,300      | £1,600            | <b>£1,440</b>    | 13 Nov 2023 |
| 176a Evelyn Street, London, SE8 5DB [old rules]<br>GOV.UK: <a href="#">LON/00AZ/MNR/2023/0004</a>                                  | flat, 1 bed  | £1,195      | £1,450            | <b>£1,253</b>    | 23 Apr 2023 |
| Ground Floor Flat, 189 Devonshire Road, London, SE23 3NJ [old rules]<br>GOV.UK: <a href="#">LON/00AZ/MNR/2022/0098</a>             | flat, 1 bed  | £910        | £1,083.33         | <b>£910</b>      | 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]<br>GOV.UK: <a href="#">LON/00AZ/MNR/2025/0755</a>     | flat, 1 bed  | £936.95     | £962.26           | <b>£1,499.33</b> | 31 Oct 2025 |
| 36 Barlborough Street, London SE14 5EY [old rules] [housing association / affordable rent]<br>GOV.UK: <a href="#">LON/00BE/MNR/2025/0737</a>             | house, 4 bed | £2,362.92   | £2,426.71         | <b>£2,556.67</b> | 23 Sep 2025 |
| 19 Camplin St. Lewisham London SE14 5QY [old rules] [housing association / affordable rent]<br>GOV.UK: <a href="#">LON/00AZ/MNR/2025/0752</a>            | house, 3 bed | £818.83     | £874.16           | <b>£1,733.33</b> | 27 Aug 2025 |
| 6B Sydenham Park, London, SE26 4EQ [old rules] [housing association / affordable rent]<br>GOV.UK: <a href="#">LON/00AZ/MNR/2024/0123</a>                 | flat, 3 bed  | £716.21     | £758.98           | <b>£1,885</b>    | 30 Jan 2025 |
| Flat B, 28 Wickham Road, Brockley, London, SE4 1NY [old rules] [housing association / affordable rent]<br>GOV.UK: <a href="#">LON/00AZ/MNR/2024/0217</a> | flat, 3 bed  | £751.40     | £840.32           | <b>£1,993.33</b> | 13 Aug 2024 |
| 73 Grierson Road, Honor Oak Park, London, SE23 1PE [old rules] [room in shared house] [bills included]<br>GOV.UK: <a href="#">LON/00AZ/MNR/2023/0329</a> | room         | £600        | £775              | <b>£675</b>      | 1 Dec 2023  |
| 4 Chinbrook Crescent, London, SE12 9TJ [old rules] [register entry only]<br>GOV.UK: <a href="#">LON/00AZ/MNR/2023/0250</a>                               | flat, 2 bed  |             |                   | <b>£1,250</b>    | 9 Oct 2023  |
| 19 Como Road, Forest Hill, SE23 2JL [old rules] [register entry only]<br>GOV.UK: <a href="#">LON/00AZ/MNR/2023/0178</a>                                  | flat, 2 bed  |             |                   | <b>£1,550</b>    | 16 Aug 2023 |
| Flat 7 Waterlane, London, SE14 5DN [old rules] [register entry only]<br>GOV.UK: <a href="#">LON/00AZ/MNR/2023/0103</a>                                   | flat, 1 bed  |             |                   | <b>£1,275</b>    | 22 Jun 2023 |
| Flat 3, St. Germans Road, London, SE23 1RH [old rules] [register entry only]<br>GOV.UK: <a href="#">LON/00AZ/MNR/2023/0048</a>                           | flat, 2 bed  |             |                   | <b>£1,125</b>    | 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>