

Rent tribunal decisions in Southwark

Generated 15 Oct 2026. All decisions in Southwark.

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

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What the tribunal decided

56 decisions in this search (51 set a rent). In 21, 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	71% (15 of 21)
Same as the landlord's figure	29% (6 of 21)
Above the landlord's figure	0% (0 of 21)
Typical cut, where the rent was set lower	-9.4% (n=15)
Typical increase the landlord proposed	+24.8% (n=21)
Typical increase the tribunal decided	+10.0% (n=21)

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
12 Acanthus Drive, St James Place, Southwark, London, SE1 5HJ [old rules] GOV.UK: LON/00BE/MNR/2026/0415	flat, 2 bed	£1,375	£1,900	£1,850	11 Aug 2026
22 Achilles Close, London, SE1 5HE [old rules] GOV.UK: LON/00BE/MNR/2026/0416	flat, 1 bed	£1,365	£1,600	£1,500	29 Jul 2026
84 Acanthus Drive, Bermondsey, London, SE1 5HJ [old rules] GOV.UK: LON/00BE/MNR/2026/0344	flat, 2 bed	£1,523	£1,900	£1,900	27 Jul 2026
82 Acanthus Drive, Bermondsey, London, SE1 5HJ [old rules] GOV.UK: LON/00BE/MNR/2026/0308	flat, 2 bed	£1,326	£1,900	£1,900	20 Jul 2026
26 Dekker Road, London, SE21 7DJ [old rules] GOV.UK: LON/00BE/MNR/2026/0091	flat, 2 bed	£1,775	£2,250	£2,150	8 Jul 2026
7 Achilles Close, London, SE1 5HE [old rules] GOV.UK: LON/00BE/MNR/2026/0278	flat, 1 bed	£1,325	£1,600	£1,450	7 Jul 2026
Flat 2 11 Searles Road London SE1 4YU [old rules] GOV.UK: LON/00BE/MNR/2026/0150	flat, 2 bed	£1,700	£1,950	£1,950	12 Jun 2026
66A Glengarry Road, London SE22 8QD [old rules] GOV.UK: LON/00BE/MNR/2025/1061	flat, 2 bed	£2,225	£2,375	£2,300	17 Mar 2026
16 Barkham Terrace, Southwark, London SE1 7PS [old rules] GOV.UK: LON/00BE/MNR/2025/0875	flat, 6 bed	£2,479	£9,000	£6,300	18 Nov 2025
86A South Croxted Road, West Dulwich, London SE21 8BD [old rules] GOV.UK: LON/00BE/MNR/2025/0912	flat, 3 bed	£1,120	£1,700	£1,500	17 Nov 2025

Address, and case ref linked to GOV.UK	Type	Rent before	Landlord proposed	Tribunal decided	Decided
34c Vicarage Grove, London, SE5 7LY [old rules] GOV.UK: LON/00BE/MNR/2024/0034	flat, 2 bed	£1,900	£2,400	£1,935	15 Jul 2025
19 Dekker Road, London, SE21 7DL [old rules] GOV.UK: LON/00BE/MNR/2024/0710	house, 2 bed	£2,080	£2,175	£2,175	20 Feb 2025
10 Tomline House, Union Street, London, SE1 0ET [old rules] GOV.UK: LON/00BE/MNR/2023/0457	flat	£1,235.27	£1,358.80	£1,358.80	25 Jun 2024
Flat 4, 4 Sanctuary Street, Borough, London, SE1 1EA [old rules] GOV.UK: LON/00BE/MNR/2024/0057	flat, 1 bed	£1,733.33	£2,250	£1,900	22 May 2024
35 Lugard Road, Peckham, London, SE15 2TB [old rules] GOV.UK: LON/00BE/MNR/2024/0061	house, 2 bed	£1,200.33	£1,278.33	£1,218.75	22 May 2024
97 Castle Mead, 232 Camberwell Road, London, SE5 0EB [old rules] GOV.UK: LON/00BE/MNR/2023/0264	flat, 2 bed	£1,500	£2,000	£1,900	27 Nov 2023
35 Lugard Road, London, SE15 2TB [old rules] GOV.UK: LON/00BE/MNR/2021/0190	house, 2 bed	£1,040	£1,083.33	£1,070.33	19 Aug 2022
216 Bellenden Road, Peckham, London, SE15 4BY [old rules] GOV.UK: LON/00BE/MNR/2022/0034	house, 3 bed	£1,100	£1,600	£1,600	19 Apr 2022
Flat 27 Drake Court Tynley Avenue London SE19 1LW [old rules] GOV.UK: LON/00BE/MNR/2021/0007	flat, 2 bed	£1,000	£1,450	£1,250	1 Jul 2021
35 Lugard Road, Peckham, London, SE15 2TB [old rules] GOV.UK: LON/00BE/MNR/2019/0161	house	£1,061.67	£1,148.33	£1,040	21 Feb 2020
322 Commercial Way, Peckham, London, SE15 1QN [old rules] GOV.UK: LON/00BE/MNR/2019/0126	house, 3 bed	£800	£880	£750	2 Dec 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 22 295b Camberwell New Road Camberwell London SE5 0TN [old rules] [housing association / affordable rent] GOV.UK: LON/00BE/MNR/2026/0175	flat, 2 bed	£1,158.40	£1,348.80	£1,800	28 May 2026
Flat 30 Eyot House , Marine Street , Bermondsey , London , SE16 4BN [old rules] [housing association / affordable rent] GOV.UK: LON/00BE/MNR/2024/0153	flat, 3 bed	£1,377.24	£2,216.80	£3,300	31 Jul 2024
Flat 4 St Augustine Court, Lynton Road, London, SE1 5DP [old rules] [housing association / affordable rent] GOV.UK: LON/00BE/MNR/2024/0147	flat, 1 bed	£973.34	£1,383.20	£1,300	31 Jul 2024
Flat 3 Calico Court, Marine Street, London, SE16 4AZ [old rules] [housing association / affordable rent] GOV.UK: LON/00BE/MNR/2023/0121	flat, 2 bed	£1,311.66	£1,680.80	£2,000	5 Sep 2023
Flat 13 Mason House, Simms Road, SE1 5BX [old rules] [register entry only] GOV.UK: LON/00BE/MNR/2023/0163	flat, 3 bed			£1,728	31 Jul 2023
Flat 40 Michael Faraday House, Beaconsfield Road, London, SE17 2TS [old rules] [register entry only] GOV.UK: LON/00BE/MNR/2023/0021	flat, 3 bed			£1,920	14 May 2023
35 Lugard Road, London, SE15 2TB [old rules] [register entry only] GOV.UK: LON/00BE/MNR/2023/0045	house, 2 bed			£1,200.33	25 Apr 2023

Address, and case ref linked to GOV.UK	Type	Rent before	Landlord proposed	Tribunal decided	Decided
Flat 55 Astley House, Rowcross Street, London, SE1 5HT [old rules] [register entry only] GOV.UK: LON/00BE/MNR/2023/0014	flat, 2 bed			£1,550	12 Apr 2023
Room 5, 109 Canterbury Place, London, SE17 3AD [old rules] [room in shared house] GOV.UK: LON/00BE/MNR/2022/0206	room		£700	£700	14 Feb 2023
125 Camberwell Grove, London, SE5 8JH [old rules] [register entry only] GOV.UK: LON/00BE/MNR/2022/0169	flat, 4 bed			£2,000	13 Dec 2022

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