

Rent repayment orders in Greenwich

Generated 17 Oct 2026. All decisions in Greenwich.

Online version, with every decision: <https://rentrisecheck.uk/rro/area/greenwich?x=1>

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What the tribunal ordered

37 decisions in this search (28 ended in a rent repayment order). In 27 the amount ordered has been checked; the figures below come from those, and n is the number of decisions behind each figure. Amounts are the total ordered in a decision, across all its applicants; "per applicant" divides by the number of applicants.

	All	Before 5 Sep 2022	Since 5 Sep 2022
Ended in a rent repayment order	80% (28 of 35)	94% (15 of 16)	68% (13 of 19)
Typical amount ordered, per applicant	£3,700 (n=26)	£4,150 (n=13)	£3,251 (n=13)
Typical amount ordered, per decision	£5,400 (n=27, typically 1 applicant)	£6,120 (n=14, typically 1 applicant)	£4,820 (n=13, typically 1 applicant)
Typical share of the maximum the tribunal could award	79% (n=15)	80% (n=7)	62% (n=8)

No decision here yet concerns an offence on or after 1 May 2026, when the maximum rose to 24 months' rent. Every figure is under the old rules, where the maximum was 12 months' rent.

"Per applicant" divides what the tribunal ordered in a decision by the number of applicants in it; "per decision" is the total ordered across all of them, as the decision states it.

"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".

The Upper Tribunal set out how the amount is fixed in *Acheampong v Roman* on 5 September 2022.

The tribunal can only make an order if it is sure, beyond reasonable doubt, that the landlord committed the offence. **Old rules:** offence before 1 May 2026, maximum 12 months' rent. **New rules:** offence on or after 1 May 2026, maximum 24 months' rent.

Past decisions are not a prediction. The tribunal decides each case on its facts, including the landlord's and tenant's conduct.

Decisions that ended in an order

Most recent first. Rent per calendar month, the maximum the tribunal could award (the rent for the period, less any benefits), the amount ordered and its share of that maximum, as the decision states them. A blank maximum means the decision never states it as one figure, or it hasn't been checked.

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided
Apartment 101, 18 Hawthorne Crescent, Greenwich, London SE10 9GU [old rules] GOV.UK: LON/00AL/HMF/2025/0756	Unlicensed HMO	individual		£18,000	£2,025	£4,050	2	22%	17 Mar 2026
Flat 168 Building 22 Cadogan Road, SE18 6YN [old rules] GOV.UK: LON/00AL/HMF/2025/0719	Unlicensed HMO	individual		£6,859.50	£3,251	£3,251	1	47%	2 Dec 2025
195 Woolwich Road, London SE10 0RJ [old rules] GOV.UK: LON/00AL/HML/2025/0705	Unlicensed HMO	company and individuals		£13,229	£1,766.67	£5,300	3	40%	4 Nov 2025
Flat 107, Dragoon Hall, Farndale Court, Master Gunner Place, London SE18 4PW [old rules] GOV.UK: LON/00AL/HMF/2025/0605	Other	individual		£8,800	£8,800	£8,800	1	100%	9 Sep 2025
Room 1, 557 Sidcup Road, Greenwich SE9 3AF [old rules] GOV.UK: LON/00AL/HMG/2024/0608	Unlicensed HMO	individual	£895		£2,944	£2,944	1		26 Aug 2025
337 Plumstead High Street, London SE18 1JX [old rules] GOV.UK: LON/00AL/HMF/2023/0226	Unlicensed HMO	company Alexander Property Consulting Limited		£8,438.70	£4,820.19	£4,820.19	1	57%	17 Jun 2024

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided
13 Wardell House, Welland Street, London SE10 9DN [old rules] GOV.UK: LON/00AL/HMF/2023/0075	Unlicensed HMO	individual			£495.60	£495.60	1		23 Apr 2024
57 Miles Drive, London, SE28 0NE [old rules] GOV.UK: LON/00AL/HMK/2022/0007	Unlicensed HMO	company Delucter Ltd		£5,400	£5,400	£5,400	1	100%	6 Nov 2023
4 Nassau Path, London SE28 8AN [old rules] GOV.UK: LON/00AL/HMF/2021/0162	Unlicensed HMO	individual			£4,752	£9,504	2		24 Sep 2023
4 Nassau Path, London SE28 8AN [old rules] GOV.UK: LON/00AL/HMF/2021/0248	Unlicensed HMO	individual			£4,752	£9,504	2		24 Sep 2023
9 Charlton Road, London SE3 7EU [old rules] GOV.UK: LON/00AL/HMF/2022/0147	Unlicensed HMO	individual	£950		£1,457.75	£2,915.50	2		24 Feb 2023
44 Rathmore Road, London, SE7 7QW [old rules] GOV.UK: LON/00AL/HMF/2022/0139	Unlicensed HMO	individual	£462.50	£5,550	£4,717.50	£4,717.50	1	85%	3 Feb 2023
82 Whitworth Road, London SE18 3QF [old rules] GOV.UK: LON/00AL/HMF/2022/0039	Unlicensed HMO	individual	£1,550	£9,300	£1,550	£6,200	4	67%	25 Nov 2022
90 Ennis Road, London SE18 2QT [old rules] GOV.UK: LON/00AL/HMB/2018/0004	Illegal eviction	individual	£420	£4,400	£4,160	£4,160	1	94%	22 Jan 2022
74 Auston Close, Thamesmead, London, SE28 8AZ [old rules] GOV.UK: LON/00AL/HMF/2021/0172	Unlicensed HMO	company Housing Best Limited	£650		£6,600	£6,600	1		18 Nov 2021
63 Charlton Church Lane London SE 7 7AB [old rules] GOV.UK: LON/00AL/HMF/2020/0218	Unlicensed HMO	individual			£5,525	£5,525	1		23 Aug 2021
373a Well Hall Road, London SE9 6TY [old rules] GOV.UK: LON/00AL/HMF/2021/0030	Unlicensed HMO	company and individuals	£520	£6,240	£6,240	£6,240	1	100%	12 Aug 2021
13 Earlswood Street, London, SE10 9ET [old rules] [council application] GOV.UK: LON/00AL/HSD/2020/0004	Unlicensed HMO	individual		£6,244.61		£6,244.61	council	100%	14 Jun 2021
3A John Penn Street SE13 7QT [old rules] GOV.UK: LON/00AL/HMF/2020/0172	Unlicensed HMO	individual			£2,342.25	£9,369	4		8 Mar 2021
10 Walmer Terrace, London SE18 7EG [old rules] GOV.UK: LON/00AL/HMF/2020/0037	Unlicensed HMO	individual		£1,740	£1,376.35	£1,376.35	1	79%	6 Jan 2021
Room 4, 14 Well Hall Parade, London SE9 6SP [old rules] GOV.UK: LON/00AL/HMS/2018/0038	Unlicensed HMO	company Mina Ann Limited	£700	£1,334	£900	£900	1	68%	2 Apr 2020
Outbuilding at the rear of 4 Brookhill Road, SE18 6UF [old rules] GOV.UK: LON/00AL/HMB/2019/0004	Violence for securing entry	individual	£750		£6,000	£6,000	1		24 Jan 2020
84 Garland Road, London, SE18 2PN & 0046 [old rules] GOV.UK: LON/00AL/HMF/2019/0045	Unlicensed HMO	individual			£4,800	£9,600	2		7 Jan 2020
7th Floor Flat, 706 Holly Court, John Harrison Way, London SE10 0BL [old rules] GOV.UK: LON/00AL/HMK/2019/0033	Unlicensed HMO	company Easy Room4YOU-UK Limited	£2,990		£2,031.25	£8,125	4		15 Jul 2019
173 Restons Crescent, London SE9 2JH [old rules] GOV.UK: LON/00AL/HMK/2018/0028	Unlicensed HMO	company and individuals Stress Free Estates Ltd	£650	£3,250	£762.50	£1,525	2	47%	17 Oct 2018

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided
Rooms 2 and 4, 209 Court Road, Mottingham, London SE9 4TG [old rules] GOV.UK: LON/00AL/HMK/2018/0022	Unlicensed HMO	company Blok Management Limited			£4,150	£8,300	2		6 Sep 2018
26 Harraden Road, London SE3 8BZ [old rules] GOV.UK: LON/00AL/HMK/2018/0016	Unlicensed HMO	company		£3,075	£1,230	£2,460	2	80%	29 Aug 2018

Other decisions in this search

Applications that were dismissed, withdrawn, struck out or out of time, and orders whose amount hasn't been checked yet. They are not in the figures above.

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Outcome	Applicants	Decided
Room 2, 35 Milne House, Ogilby Street, London SE18 5EJ [period not stated] GOV.UK: LON/00AL/HMG/2026/0009	Unlicensed HMO	individual	£850	Dismissed	1	21 Sep 2026
249 Woolwich Road, London, SE10 0RN [old rules] GOV.UK: LON/00AL/HMF/2025/0885	Unlicensed HMO	individual	£1,350	Dismissed	2	16 Jun 2026
Flat 401, Fiske Villa, 27 West Parkside, SE10 0ZH [old rules] GOV.UK: LON/00AL/HMG/2025/0653	Illegal eviction	individual	£2,200	Dismissed	1	19 Apr 2026
6 Wilberforce Court, Byron Close SE28 8AB [old rules] [figures not yet checked] GOV.UK: LON/00AL/HMF/2023/0136	Unlicensed HMO	individual		Order made	2	9 Oct 2023
141a Griffin Road, London SE18 7PZ [old rules] GOV.UK: LON/00AL/HMF/2023/0076	Unlicensed house (selective licensing)	individual	£945	Dismissed	1	26 Jul 2023
6 Wilberforce Court, Byron Close, Thamesmead, London SE28 8AB [old rules] GOV.UK: LON/00AL/HMB/2022/0006	Illegal eviction	individual		Dismissed	2	27 Mar 2023
The Gables, 2-4 Blackheath Park, London SE3 9RR [old rules] GOV.UK: LON/00AL/HMF/2022/0007	Unlicensed HMO	company Lowe Management Limited		Dismissed	5	6 Jan 2023
5 Kepler House, Armitage Road, London SE10 0HF [old rules] GOV.UK: LON/00AL/HMK/2019/0029	Unlicensed HMO	individual	£1,950	Dismissed	1	13 Sep 2019
181 Westmount Road, London SE9 1XY [old rules] [figures not yet checked] GOV.UK: view decision	Unlicensed HMO	individual		Order made	1	3 Jun 2019
168 Burrage Road London SE18 7LA [old rules] GOV.UK: LON/00AL/HMK/2018/0034	Other	individual		Other ruling	1	25 Apr 2019