

Rent repayment orders in Hackney

Generated 17 Oct 2026. All decisions in Hackney.

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

Source: First-tier Tribunal (Property Chamber) decisions published on GOV.UK. Contains public sector information licensed under the Open Government Licence v3.0. Rent Rise Check is an independent project, not part of the tribunal, HM Courts & Tribunals Service or GOV.UK. Contact: hello@rentrisecheck.uk. The figures were read from each decision automatically; each case reference below links to the original decision on GOV.UK (on paper, search GOV.UK for the reference). Individual landlords are never named here; companies are. GOV.UK guidance and form RRO1: <https://www.gov.uk/guidance/rent-repayment-orders-guidance-for-tenants>

What the tribunal ordered

67 decisions in this search (55 ended in a rent repayment order). In 51 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	87% (55 of 63)	90% (19 of 21)	86% (36 of 42)
Typical amount ordered, per applicant	£5,086 (n=51)	£5,400 (n=18)	£5,020 (n=33)
Typical amount ordered, per decision	£12,450 (n=51, typically 3 applicants)	£10,826 (n=18, typically 2 applicants)	£12,450 (n=33, typically 3 applicants)
Typical share of the maximum the tribunal could award	75% (n=33)	100% (n=9)	70% (n=24)

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
19 Ballance Road, London E9 5ST [old rules] GOV.UK: LON/00AM/HMF/2025/0749	Unlicensed HMO	individual	£850	£7,761.76	£6,209.40	£6,209.40	1	80%	9 Dec 2025
58 George Downing Estate, Cazenove Road, London N16 8BE [old rules] GOV.UK: LON/00AM/HMF/2022/0200	Unlicensed HMO	individual			£2,804.55	£11,218.22	4		22 Oct 2025
5 Apprentice Way, London E5 8TW [old rules] GOV.UK: LON/00AM/HMF/2025/0675	Unlicensed house (selective licensing)	individual	£832		£3,278.08	£3,278.08	1		5 Oct 2025
228 Wigan House, Warwick Grove, London, E5 9JB . [old rules] GOV.UK: LON/00AM/HMF/2024/0672	Unlicensed HMO	individual		£23,500	£3,133.33	£9,400	3	40%	1 Sep 2025
Turnpike House, 270 Stamford Hill, Hackney, N16 6TY [old rules] GOV.UK: LON/00AM/HMF/2024/0104	Unlicensed HMO	company Vacant Property Management Limited		£8,000	£6,000	£6,000	1	75%	14 Apr 2025
Unit G30 Olympic House Somerford Grove, London N16 7RZ [old rules] GOV.UK: LON/00AM/HMF/2021/0284	Unlicensed HMO	company Somerford Assets 3 Ltd	£1,625	£14,878.40	£3,471.67	£10,415	3	70%	7 Mar 2025
Flat 310 Olympic House 12 Somerford Grove, London N16 7TY [old rules] GOV.UK: LON/00AM/HMF/2021/0289	Unlicensed HMO	company Somerford Assets 3 Ltd	£1,733.33		£3,507	£10,521	3		7 Mar 2025

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided
Flat 318 Olympic House 12 Somerford Grove, London N16 7TY [old rules] GOV.UK: LON/00AM/HMF/2021/0234	Unlicensed HMO	company Somerford Assets 3 Ltd	£2,491.66	£29,899.92	£6,976.67	£20,930	3	70%	7 Mar 2025
Flat 31 Simpson House 2 Courthouse Lane, London N16 7YA [old rules] GOV.UK: LON/00AM/HMF/2021/0198	Unlicensed HMO	company Simpson House 3 Ltd	£1,646.66	£19,759.92	£4,940	£14,820	3	75%	7 Mar 2025
Flat 12 Simpson House 2 Somerford Grove, London N16 7TX [old rules] GOV.UK: LON/00AM/HMF/2021/0286	Unlicensed HMO	company Simpson House 3 Ltd	£2,340	£27,906.64	£6,511.67	£19,535	3	70%	7 Mar 2025
Flat 10, Simpson House Somerford Grove, London N16 7TX [old rules] GOV.UK: LON/00AM/HMF/2021/0179	Unlicensed HMO	company Simpson House 3 Ltd	£2,340		£6,931.50	£13,863	2		7 Mar 2025
Flat 2, Simpson House 2 Somerford Grove, London N16 7TX [old rules] GOV.UK: LON/00AM/HMF/2021/0202	Unlicensed HMO	company Simpson House 3 Ltd	£2,145	£25,740	£6,006	£18,018	3	70%	7 Mar 2025
Flat 1B Simpson House 2 Somerford Grove, London N16 7TX [old rules] GOV.UK: LON/00AM/HMF/2021/0230	Unlicensed HMO	company Simpson House 3 Ltd	£2,448.33	£29,379.96	£5,141.75	£20,567	4	70%	7 Mar 2025
Flat 9 Simpson House 2 Somerford Grove, London N16 7TX [old rules] GOV.UK: LON/00AM/HMF/2021/0241	Unlicensed HMO	company Simpson House 3 Ltd		£26,520	£6,188	£18,564	3	70%	7 Mar 2025
Flat 306 Olympic House 12 Somerford Grove, London N16 7TY [old rules] GOV.UK: LON/00AM/HMF/2021/0288	Unlicensed HMO	company Somerford Assets 3 Ltd	£1,725	£3,792.47	£884.91	£2,654.73	3	70%	7 Mar 2025
Flat 301 Olympic House 12 Somerford Grove, London N16 7TY [old rules] GOV.UK: LON/00AM/HMF/2021/0184	Unlicensed HMO	company Somerford Assets 3 Ltd	£2,340		£11,934	£23,868	2		7 Mar 2025
Flat 206 Olympic House 12 Somerford Grove, London N16 7TY [old rules] GOV.UK: LON/00AM/HMF/2021/0157	Unlicensed HMO	company Somerford Assets 3 Ltd	£1,820		£5,096	£15,288	3		7 Mar 2025
Flat 201 Olympic House 12 Somerford Grove, London N16 7TY [old rules] GOV.UK: LON/00AM/HMF/2021/0232	Unlicensed HMO	company Somerford Assets 3 Ltd	£2,191	£26,292	£6,864	£20,592	3	78%	7 Mar 2025
Flat 401 Olympic House 12 Somerford Grove, London N16 7TY [old rules] GOV.UK: LON/00AM/HMF/2021/0290	Unlicensed HMO	company Somerford Assets 3 Ltd			£5,865.75	£23,463	4		7 Mar 2025
16B Lampard Grove London N16 6UZ [old rules] GOV.UK: LON/00AM/HMF/2022/0099	Unlicensed house (selective licensing)	individual		£5,326	£2,130.40	£2,130.40	1	40%	15 Jan 2025
15a Urswick Road London E9 6EG [old rules] GOV.UK: LON/00AM/HMF/2023/0183	Unlicensed HMO	individual	£2,000	£21,835	£5,822.67	£17,468	3	80%	19 Aug 2024
Flat 14 Atlantic House, 14 Waterson Street, London, E2 8HH [old rules] GOV.UK: LON/00AM/HMF/2023/0235	Unlicensed HMO	individual		£28,800.14	£2,400.01	£7,200.04	3	25%	4 Jul 2024
16 Lydford Close, London, N16 8UT [old rules] GOV.UK: LON/00AM/HMG/2023/0034	Unlicensed HMO	individual		£24,900	£4,150	£12,450	3	50%	25 Jun 2024
Flat 12, 131 Clapton Common, London, E5 9AB [old rules] GOV.UK: LON/00AM/HMF/2023/0137	Unlicensed HMO	company Clapton Investments Ltd	£960	£11,400	£9,120	£9,120	1	80%	26 Feb 2024
Flat 14 Caliban Towers, London N1 6PW [old rules] GOV.UK: LON/00AM/HMF/2021/0192	Unlicensed HMO	individual	£650	£2,457.55	£2,088.92	£2,088.92	1	85%	26 Oct 2023
4 Osric Path, London, N1 6PZ [old rules] GOV.UK: LON/00AM/HMF/2023/0061	Unlicensed HMO	individual		£28,600	£5,720	£28,600	5	100%	30 Aug 2023
Flat 32 Buxton Court, London N1 7TN [old rules] GOV.UK: LON/00AM/HMF/2023/0058	Unlicensed HMO	individual	£450	£5,036	£4,306.35	£4,306.35	1	86%	31 Jul 2023

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided
91 Victorian Grove, London N16 8EJ [old rules] GOV.UK: LON/00AM/HMF/2022/0239	Unlicensed HMO	individual	£2,842	£26,986.44	£4,047.97	£16,191.86	4	60%	20 Jun 2023
41 Brooksbank House, Retreat Place, London E9 6RN [old rules] GOV.UK: LON/00AM/HMF/2021/0110	Unlicensed HMO	company and individuals Green House Estates Ltd	£2,250		£3,993.25	£15,973	4		11 Apr 2023
Flat 32 Buxton Court N1 7TN RRO [old rules] GOV.UK: LON/00AM/HMF/2022/0061	Unlicensed HMO	company and individuals	£733.33	£8,800	£7,920	£7,920	1	90%	22 Mar 2023

Showing the 30 most recent of 51. 21 more, and the rest of this search, are in the full list online: <https://rentrisecheck.uk/rro/area/hackney?x=1>

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
58 George Downing Estate, London N16 6BE [old rules] [figures not yet checked] GOV.UK: LON/00AM/HMF/2023/0181	Unlicensed HMO	individual		Order made	3	5 Jan 2026
265 Trelawney Estate, Paragon Road, London, E9 6NT . [old rules] GOV.UK: LON/00AM/HMF/2024/0613	Unlicensed HMO	individual		Dismissed	1	9 Sep 2025
Flat 13 Simpson House 2 Somerford Grove, London N16 7TX : LO/00 [old rules] GOV.UK: view decision	Unlicensed HMO	company Simpson House 3 Ltd		Dismissed	3	7 Mar 2025
Flat 305 Olympic House 12 Somerford Grove, London N16 7TY [old rules] GOV.UK: LON/00AM/HMF/2021/0293	Unlicensed HMO	company Somerford Assets 3 Ltd		Dismissed	4	7 Mar 2025
Flat 1, 35 Reighton Road, London, E5 8SQ [old rules] GOV.UK: LON/00AM/HMF/2024/0010	Unlicensed HMO	company DIP Systems (UK) Limited		Out of time or no jurisdiction	4	2 Sep 2024
58 George Downing Estate, Cazenove Road, London N16 6BE [old rules] GOV.UK: LON/00AM/HMF/2022/0200	Unlicensed HMO	individual		Struck out	4	22 Jul 2024
Flat 3, 8 Reighton Road, London, E5 8SG [old rules] GOV.UK: LON/00AM/HMF/2023/0323	Unlicensed HMO	company Bostall Estates Limited	£2,426.67	Out of time or no jurisdiction	3	7 May 2024
12A Heyworth Road, London, E5 8DR [old rules] GOV.UK: LON/00AM/HMF/2023/0117	Unlicensed HMO	individual	£2,925	Dismissed	5	14 Dec 2023
27 Chester Crescent E8 2PH [old rules] [figures not yet checked] GOV.UK: LON/00AM/HMF/2023/0014	Unlicensed HMO	individual	£3,000	Order made	3	20 Jul 2023
16B Lampard Grove, London N16 6UZ [old rules] [figures not yet checked] GOV.UK: LON/00AM/HMF/2022/0287	Unlicensed house (selective licensing)	company and individuals	£900	Order made	1	30 Jun 2023

Showing the 10 most recent of 16. 6 more, and the rest of this search, are in the full list online: <https://rentrisecheck.uk/rro/area/hackney?x=1>