

Rent repayment orders in Lewisham

Generated 17 Oct 2026. All decisions in Lewisham.

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

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What the tribunal ordered

29 decisions in this search (25 ended in a rent repayment order). In 22 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	86% (25 of 29)	89% (8 of 9)	85% (17 of 20)
Typical amount ordered, per applicant	£2,822 (n=22)	£2,130 (n=8)	£2,948 (n=14)
Typical amount ordered, per decision	£8,460 (n=22, typically 3 applicants)	£6,855 (n=8, typically 3 applicants)	£10,247 (n=14, typically 3 applicants)
Typical share of the maximum the tribunal could award	50% (n=9)	too few (n=3)	75% (n=6)

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
93B Sydenham Road, London, SE26 5EZ [old rules] GOV.UK: LON/00AZ/HMF/2025/0942	Unlicensed HMO	individual	£2,800	£22,992.18	£4,311	£17,244	4	75%	16 Jul 2026
49b Jerningham Road, London SE14 5NQ [old rules] GOV.UK: LON/00AZ/HMF/2025/0928	Unlicensed HMO	individual	£900	£1,800	£1,440	£1,440	1	80%	25 Jun 2026
9 David's Road London SE23 3EP [old rules] GOV.UK: LON/00AZ/HMF/2025/0686	Unlicensed HMO	individual	£2,760	£22,408	£1,568.56	£7,842.80	5	35%	4 Feb 2026
1, Leof Crescent, Lewisham, London SE6 3QP [old rules] GOV.UK: LON/00AZ/HMF/2025/0654	Unlicensed HMO	individual			£4,978.30	£9,956.59	2		6 Jan 2026
32 Brockley Grove, Crofton Park, Lewisham, London SE4 1RJ [old rules] GOV.UK: LON/00AZ/HMF/2025/0671	Unlicensed house (selective licensing)	individual			£3,043.12	£12,172.50	4		20 Aug 2025
9C Amersham Road, SE14 6QQ [old rules] GOV.UK: LON/00AZ/HSD/2024/0601	Unlicensed HMO	individual			£5,039.19	£20,156.75	4		15 Aug 2025
4 Ardoch Road, London, SE6 1SJ [old rules] GOV.UK: LON/00AZ/HMF/2025/0606	Unlicensed HMO	individual			£2,119.88	£4,239.76	2		23 Jul 2025

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided
96 Perry Vale SE23 2LQ & [old rules] GOV.UK: LON/00AZ/HMF/2024/0698	Unlicensed HMO	individual			£2,852.79	£8,558.38	3		27 Jun 2025
Flat 65, Deloraine House, Tanners Hill, London, SE8 4PZ [old rules] GOV.UK: LON/00AZ/HMF/2024/0203	Unlicensed HMO	company and individuals	£1,900	£14,673.37	£3,668.34	£11,005.03	3	75%	20 May 2025
114 Malham Road, London, SE23 1AN [old rules] GOV.UK: LON/00AZ/HMF/2024/0084	Unlicensed HMO	individual			£2,790.55	£11,162.18	4		28 Oct 2024
20 Fairlawn Mansions, New Cross Road [old rules] GOV.UK: LON/00AZ/HMF/2024/0058	Unlicensed HMO	individual			£3,512.71	£10,538.14	3		28 Oct 2024
130 Foxberry Road, Lewisham, London SE4 2SH [old rules] GOV.UK: LON/00AZ/HMF/2024/0004	Unlicensed HMO	individual	£2,850	£19,631.46	£3,925.89	£15,703.57	4	80%	30 Jul 2024
316 Devonshire Road, London SE23 3TH and [old rules] GOV.UK: LON/00AZ/HMF/2021/0282	Unlicensed HMO	individual			£1,890	£5,670	3		7 Dec 2023
32B Breakspears Road, SE41UW [old rules] GOV.UK: LON/00AZ/HMF/2022/0026	Unlicensed HMO	individual		£3,200	£533.33	£1,600	3	50%	13 Sep 2023
49B London Road, SE23 3TY [old rules] GOV.UK: LON/00AZ/HMG/2020/0020	Unlicensed HMO	individual			£1,205.67	£3,617.01	3		7 Jul 2021
15 Campshill Road, London, SE13 6QU [old rules] GOV.UK: LON/00AZ/HMF/2020/0244	Unlicensed HMO	individual		£21,245.71	£1,393.66	£8,361.98	6	39%	21 May 2021
197A Lewisham Way, London SE4 1UY - Ref; [old rules] GOV.UK: LON/00AZ/HMF/2020/0112	Unlicensed HMO	individual	£700		£3,680	£7,360	2		19 Mar 2021
150 Forest Hill Road, Forest Hill, London SE23 3QR, 0064 & 0069 [old rules] GOV.UK: LON/00AZ/HMF/2019/0059	Unlicensed HMO	individual	£3,100		£3,320	£16,600	5		9 Mar 2020
Flat 4, 43A Deptford Broadway, London, SE8 4PH [old rules] GOV.UK: LON/00AZ/HMK/2019/0067	Unlicensed HMO	company Landalls Limited	£13,100	£13,100	£2,116.67	£6,350	3	48%	19 Feb 2020
Flat above, 191 Lewisham High Street, London SE13 6AA [old rules] GOV.UK: LON/00AZ/HMF/2019/0028	Unlicensed HMO	company			£4,143	£4,143	1		17 Dec 2019
108 Hunsdon Road, New Cross, London SE14 5RF [old rules] GOV.UK: LON/00AZ/HMF/2019/0027	Unlicensed HMO	individual	£3,100	£22,264	£2,142.80	£10,714	5	48%	21 Nov 2019
95 Arica Road, London SE4 2PS [old rules] GOV.UK: LON/00AZ/HMK/2019/0041	Unlicensed HMO	individual			£1,622.19	£1,622.19	1		1 Aug 2019

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
21 Clarendon Rise, Hither Green, London SE13 5ES [old rules] GOV.UK: LON/00AZ/HMF/2025/0687	Unlicensed HMO	individual	£600	Dismissed	1	27 Nov 2025
1 Joseph Hardcastle Close, London, SE14 5RN [old rules] [figures not yet checked] GOV.UK: LON/00AZ/HMF/2024/0054	Unlicensed HMO	individual	£2,300	Order made	3	8 Oct 2024
12 Kneller Road, London SE4 2AP [old rules] [figures not yet checked] GOV.UK: LON/00AZ/HMF/2024/0051	Unlicensed HMO	individual		Order made	6	2 Oct 2024

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Outcome	Applica nts	Decided
Flat 37 Forest Croft, SE23 3UN [old rules] [figures not yet checked] GOV.UK: LON/00AG/HMF/2023/0065	Unlicensed HMO	individual		Order made	3	25 Apr 2024
161 Waller Road, London, SE14 5LX [old rules] GOV.UK: LON/00AZ/HMF/2023/0123	Unlicensed HMO	individual	£3,125	Dismissed	3	25 Mar 2024
10 Woodlands Street, London SE13 6TU [old rules] GOV.UK: LON/00AZ/HMF/2022/0192	Unlicensed HMO	individual		Out of time or no jurisdiction	2	9 Mar 2023
7 Stillness Road, Honor Oak, London SE23 1NG [old rules] GOV.UK: LON/00AZ/HMB/2019/0001	Harassment	individual	£1,150	Dismissed	1	27 Feb 2020