

Rent repayment orders in Newham

Generated 17 Oct 2026. All decisions in Newham.

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

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What the tribunal ordered

75 decisions in this search (59 ended in a rent repayment order). In 59 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	84% (59 of 70)	90% (38 of 42)	75% (21 of 28)
Typical amount ordered, per applicant	£3,792 (n=38)	£4,918 (n=17)	£3,250 (n=21)
Typical amount ordered, per decision	£6,390 (n=59, typically 1 applicant)	£6,668 (n=38, typically 1 applicant)	£3,952 (n=21, typically 2 applicants)
Typical share of the maximum the tribunal could award	83% (n=33)	100% (n=20)	54% (n=13)

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
32A Little Ilford Lane, London, E12 5PW [old rules] GOV.UK: LON/00BB/HMF/2026/0016	Other	individual	£410	£4,100	£307.50	£615	2	15%	23 Jul 2026
49 George Court, 3 Shackleton Way, London E16 2XL [old rules] GOV.UK: LON/00BB/HMG/2025/0641	Unlicensed HMO	company			£1,800	£1,800	1		20 Apr 2026
327 Tollgate Road, London, E6 5YF [old rules] GOV.UK: LON/00BB/HMF/2025/0698	Unlicensed HMO	company and individuals Signature Lettings Ltd	£600		£5,390.40	£5,390.40	1		5 Feb 2026
72 Emily Duncan Place, Woodgrange Road, Forest Gate, London, E7 0BB [old rules] GOV.UK: LON/00BB/HMG/2025/0610	Unlicensed house (selective licensing)	individual	£1,450		£1,607.25	£1,607.25	1		27 Oct 2025
146 Osborne Road, London, E7 0PN [old rules] GOV.UK: LON/00BB/HMF/2024/0708	Unlicensed HMO	company and individuals		£25,200	£4,410	£17,640	4	70%	28 Jul 2025
Reconvene 3 Fox Close, London E16 1NU [old rules] GOV.UK: LON/00BB/HMF/2023/0033	Unlicensed HMO	individual	£720	£8,640	£3,951.86	£3,951.86	1	46%	11 Jun 2025

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided
26 Emerald Close, London, E16 3TS [old rules] GOV.UK: LON/00BB/HMF/2024/0173	Unlicensed HMO	individual		£13,960	£4,886	£9,772	2	70%	20 Dec 2024
116 Meath Road, London E15 3DR [old rules] GOV.UK: LON/00BB/HMF/2023/0060	Unlicensed HMO	individual		£4,650.69	£2,520.41	£2,520.41	1	54%	25 Nov 2024
10 Harland Heights, 1 Wallis Walk, Becton, London, E16 2XR [old rules] GOV.UK: LON/00BB/HMF/2023/0318	Unlicensed house (selective licensing)	company ERG RAW Limited	£1,225	£10,000.28	£3,250	£6,500	2	65%	28 Aug 2024
30 Croombs Rd London E16 3RY [old rules] GOV.UK: LON/00BB/HMF/2023/0272	Unlicensed HMO	individual			£3,632.26	£7,264.52	2		9 May 2024
53 Hilda Road, London E16 4NQ [old rules] GOV.UK: LON/00BB/HMF/2023/0194	Unlicensed house (selective licensing)	individual	£2,150	£19,350	£967.50	£2,902.50	3	15%	11 Mar 2024
35 Royal Crest Avenue, London, E16 2SU [old rules] GOV.UK: LON/00BB/HMB/2023/0006	Unlicensed HMO	individual	£1,200	£3,600	£1,950	£1,950	1	54%	2 Oct 2023
52 Wanlip Road, London E13 8QP [old rules] GOV.UK: LON/00BB/HMB/2023/0003	Illegal eviction	individual			£6,300	£12,600	2		15 Sep 2023
147 Barrier Point Road, London, E16 2SE [old rules] GOV.UK: LON/00BB/HMB/2022/0017	Harassment	individual	£1,450	£10,800	£1,868.58	£3,737.16	2	35%	20 Jul 2023
12 Creighton Avenue, London E6 3DS [old rules] GOV.UK: LON/00BB/HMF/2022/0268	Unlicensed HMO	individual	£1,600	£19,200	£4,160	£12,480	3	65%	23 Jun 2023
Flat 169 Effra Gardens E16 1RB [old rules] GOV.UK: LON/00BB/HMF/2022/0116	Unlicensed HMO	company	£1,050		£6,171.18	£6,171.18	1		2 Jun 2023
95 Pinnacle House, 4 Schooner Road, London E16 2RF [old rules] GOV.UK: LON/00BB/HMF/2022/0179	Unlicensed house (selective licensing)	individual	£2,621.67		£250	£250	1		19 May 2023
30 Young Road, London E16 3RR [old rules] GOV.UK: LON/00BB/HMF/2022/0276	Unlicensed HMO	individual	£750		£699.50	£699.50	1		4 May 2023
66 Creighton Avenue E6 3DS NEW [old rules] GOV.UK: LON/00BB/HMF/2022/0122	Unlicensed HMO	individual		£20,645.50	£2,478.54	£12,392.70	5	60%	17 Mar 2023
Flat 56, 30 Barking Road London E16 1GQ [old rules] GOV.UK: LON/00BB/HMF/2022/0158	Unlicensed HMO	individual		£19,760.04	£4,940.01	£9,880.02	2	50%	16 Jan 2023
375 Green Street, London E13 9AU [old rules] GOV.UK: LON/00BB/HMB/2021/0008	Illegal eviction	individual	£300	£3,600	£3,600	£3,600	1	100%	21 Dec 2022
174 Upton Lane, London, E7 9NN [old rules] GOV.UK: LON/00BB/HMB/2022/0003	Unlicensed HMO	individual	£450		£2,825	£2,825	1		10 Aug 2022
Studio 6, 375 Katherine Road, London, E7 8LT [old rules] GOV.UK: LON/00BB/HMF/2021/0250	Unlicensed house (selective licensing)	company Avenues Estates Limited	£700		£5,330	£5,330	1		17 Jun 2022
Flat 61 Adriatic Apartments, 20 Western Gateway, London E16 1BT [old rules] GOV.UK: LON/00BB/HMG/2021/0009	Unlicensed house (selective licensing)	individual	£1,325		£10,335	£10,335	1		9 Dec 2021
147 Barrier Point Road, London E16 2SE [old rules] GOV.UK: LON/00BB/HMB/2021/0006	Harassment	individual	£1,200	£8,400	£4,200	£8,400	2	100%	25 Nov 2021

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided
22 Durham Road, London E16 4NF [old rules] GOV.UK: LON/00BB/HMK/2021/0001	Unlicensed HMO	company L Hub London Ltd	£560	£6,720	£6,720	£6,720	1	100%	3 Nov 2021
22 Durham Road, London E16 4NF [old rules] GOV.UK: LON/00BB/HMG/2021/0003	Unlicensed HMO	individual			£7,530	£15,060	2		4 Aug 2021
101 Maryland Street, E15 1JD [old rules] GOV.UK: LON/00BB/HMF/2020/0208	Unlicensed HMO	individual	£700	£7,350	£6,615	£6,615	1	90%	21 Jun 2021
97 Chandos Road, London E15 1TT [old rules] GOV.UK: LON/00BB/HMF/2020/0083	Unlicensed house (selective licensing)	individual	£700	£5,222.14	£4,918.38	£4,918.38	1	94%	12 Apr 2021
147 Barrier Point Road, E16 2SE [old rules] GOV.UK: LON/00BB/HMF/2020/0115	Unlicensed house (selective licensing)	individual	£1,200	£7,700	£3,200	£6,400	2	83%	22 Mar 2021

Showing the 30 most recent of 59. 29 more, and the rest of this search, are in the full list online: <https://rentrisecheck.uk/rro/area/newham?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
147 Strone Road, London, E7 8ET [old rules] GOV.UK: LON/00BB/HMG/2025/0656	Unlicensed house (selective licensing)	individual		Dismissed	1	5 May 2026
64 Atkinson Road, Newham, London E16 3LS [old rules] GOV.UK: LON/00BB/HMF/2025/0700	Unlicensed HMO	individual		Dismissed	4	7 Oct 2025
20b St Georges Road, Forest Gate, Newham, London E7 8HY [old rules] GOV.UK: LON/00BB/HMC/2024/0600	Improvement notice not complied with	individual		Dismissed	1	29 Sep 2025
7 Plashet Road, London, E13 0PZ [old rules] GOV.UK: LON/00BB/HMF/2024/0264	Unlicensed HMO	company and individuals		Dismissed	1	22 Apr 2025
23 York Close, London, E6 5QN [old rules] GOV.UK: LON/00BB/HMF/2024/0176	Harassment	individual		Dismissed	2	10 Mar 2025
92a Hampton Road, London, E7 0NU [old rules] [figures not yet checked] GOV.UK: LON/00BB/HMG/2024/0029	Unlicensed HMO	individual	£1,200	Order made	1	3 Dec 2024
52B Terrace Road, London, E13 0PB [old rules] [figures not yet checked] GOV.UK: LON/00BB/HMG/2024/0017	Unlicensed HMO	individual		Order made	1	25 Oct 2024
331 Tollgate Road E6 5YF [old rules] GOV.UK: LON/00BB/HMF/2023/0068	Harassment	individual		Out of time or no jurisdiction	1	29 Nov 2023
52A, Little Ilford Lane, London E12 5PW [old rules] GOV.UK: LON/00BB/HMF/2022/0065	Improvement notice not complied with	individual		Struck out	1	1 Dec 2022
Flat 1, New Century House, 8 Jude Street, London E16 1FG [old rules] [figures not yet checked] GOV.UK: LON/00BB/HMF/2022/0017	Unlicensed house (selective licensing)	individual	£1,500	Order made	1	24 Oct 2022

Showing the 10 most recent of 14. 4 more, and the rest of this search, are in the full list online: <https://rentrisecheck.uk/rro/area/newham?x=1>