

Rent repayment orders in Southwark

Generated 17 Oct 2026. All decisions in Southwark.

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

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What the tribunal ordered

43 decisions in this search (31 ended in a rent repayment order). In 31 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	76% (31 of 41)	92% (12 of 13)	68% (19 of 28)
Typical amount ordered, per applicant	£4,750 (n=31)	£5,556 (n=12)	£4,538 (n=19)
Typical amount ordered, per decision	£10,575 (n=31, typically 3 applicants)	£15,525 (n=12, typically 3 applicants)	£9,075 (n=19, typically 2 applicants)
Typical share of the maximum the tribunal could award	67% (n=22)	100% (n=7)	60% (n=15)

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
113 Mary Datchelor Close, London, SE5 7DY [old rules] GOV.UK: LON/00BE/HMF/2025/0865	Unlicensed house (selective licensing)	individual	£1,500	£13,795.89	£4,139	£8,278	2	60%	29 Jun 2026
2 Whitworth House, Falmouth Road. SE1 6RW [old rules] GOV.UK: LON/00BE/HMF/2025/0787	Unlicensed HMO	individual	£2,700	£28,321.94	£6,488.32	£19,464.96	3	69%	16 Mar 2026
18 Millender Walk, London, SE16 2BL [old rules] GOV.UK: LON/00BE/HMF/2025/0762	Unlicensed HMO	individual		£7,987.10	£3,000	£3,000	1	38%	6 Mar 2026
Flat 727, Alaska Building, 61 Grange Road, London SE1 3BD [old rules] GOV.UK: LON/00BE/HMG/2025/0633	Unlicensed house (selective licensing)	individual		£16,500	£4,950	£9,900	2	60%	6 Mar 2026
Flat 9, Albert Westcott House, Alberta Street, London SW17 3SE [old rules] GOV.UK: LON/00BE/HMG/2025/0624	Unlicensed house (selective licensing)	individual	£1,650	£18,150	£4,537.50	£9,075	2	50%	17 Nov 2025
Flat 2, 198B Peckham Rye, Southwark, SE22 0LU [old rules] GOV.UK: LON/00BE/HMF/2025/0614	Unlicensed HMO	individual	£2,700	£20,645.75	£2,408.33	£7,225	3	35%	15 Jul 2025
FLAT 35 OTFORD HOUSE STAPLE STREET TABARD GARDENS LONDON SE1 4LS [old rules] GOV.UK: view decision	Unlicensed HMO	individual	£2,561.77	£30,741.23	£4,995.45	£19,981.80	4	65%	20 Jun 2025

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided
33 Millpond Estate, West Lane, London SE16 4LZ [old rules] GOV.UK: LON/00BE/HMF/2024/0246	Unlicensed HMO	individual		£21,150	£3,525	£10,575	3	50%	17 Jun 2025
Flat 8, Trinity House, Bath Terrace, London, SE1 6PX [old rules] GOV.UK: LON/00BE/HMF/2024/0252	Unlicensed HMO	individual	£2,080		£5,408	£16,224	3		9 Jun 2025
Flat 1, 93-95 Balfour Street, Southwark, SE17 1PB [old rules] GOV.UK: LON/00BE/HMF/2024/0637	Unlicensed HMO	company and individuals		£12,726.74	£8,908.72	£8,908.72	1	70%	27 May 2025
38 Slade Walk, London SE17 3HW [old rules] GOV.UK: LON/00BE/HMF/2024/0042	Unlicensed house (selective licensing)	company and individuals	£800		£3,999.20	£7,998.40	2		21 Feb 2025
Flat 15 Rushcutters Court, 2 Boat Lifter Way, London, SE16 7WJ [old rules] GOV.UK: LON/00BG/HMF/2024/0030	Unlicensed HMO	company and individuals RFL Limited	£945	£11,340	£7,938	£7,938	1	70%	11 Dec 2024
Flat 29, Barry House, Rennie Estate, Galleywell Road, London, SE16 3PH [old rules] GOV.UK: LON/00BE/HMF/2024/0129	Unlicensed HMO	individual		£28,891.82	£6,741.67	£20,225	3	70%	7 Nov 2024
3 Acre Drive, London, SE33 9FD [old rules] GOV.UK: LON/00BE/HMF/2024/0132	Unlicensed HMO	individual	£2,100	£25,200	£3,360	£10,080	3	40%	23 Oct 2024
22 Kirkwood Road, London, SE15 3XX [old rules] GOV.UK: LON/00BE/HMF/2024/0032	Unlicensed HMO	company	£650		£2,340	£2,340	1		3 Oct 2024
33 Bywater Place, London, SE16 5ND [old rules] GOV.UK: LON/00BE/HMF/2023/0270	Unlicensed HMO	individual	£4,100		£4,900.10	£29,400.62	6		19 Jun 2024
52 Elliotts Row, London SE11 4SZ [old rules] GOV.UK: LON/00BE/HMF/2023/0129	Unlicensed HMO	individual	£4,801.33	£45,153.18	£6,772.98	£27,091.91	4	60%	11 Mar 2024
Flat 24, Bromfield Court, Jamaica Road, London, SE16 4SG [old rules] GOV.UK: LON/00BE/HMF/2023/0252	Unlicensed HMO	individual	£580	£3,720.39	£1,482.70	£1,482.70	1	40%	20 Feb 2024
Flat 1, 46 East Dulwich Road, London SE22 9AX [old rules] GOV.UK: LON/00BE/HMF/2023/0029	Unlicensed house (selective licensing)	individual	£950	£1,775.08	£1,775.08	£1,775.08	1	100%	15 Nov 2023
Flat 6, Whitmore House, Falmouth Road, London SE1 6RW [old rules] GOV.UK: LON/00BE/HMF/2022/0004	Unlicensed HMO	individual	£2,300	£11,500	£3,833.33	£11,500	3	100%	7 Jun 2022
Flat A, 43 – 45 Grosvenor Terrace, London SE6 0NN [old rules] GOV.UK: LON/00BE/HMF/2021/0080	Unlicensed HMO	company Bodel Investments Limited	£1,650		£2,739.50	£5,479	2		24 Mar 2022
9 Setchell Way, London, SE1 5XR [old rules] GOV.UK: LON/00BE/HMF/2021/0059	Unlicensed HMO	individual			£4,665	£18,660	4		18 Nov 2021
Flat 4, 47 Southampton Way, London, SE5 7SW [old rules] GOV.UK: LON/00BE/HMF/2021/0072	Unlicensed HMO	individual	£2,300	£25,300	£7,561.20	£22,683.60	3	90%	23 Aug 2021
71 Asylum Road, London, SE15 2RJ [old rules] GOV.UK: LON/00BE/HMF/2020/0184	Unlicensed HMO	company Bernard Properties LLP	£2,100	£16,800	£8,400	£16,800	2	100%	5 Aug 2021
95 Southampton Way, London, SE5 7SX [old rules] GOV.UK: LON/00AY/HMF/2020/0254	Unlicensed HMO	company	£2,750	£33,000	£8,250	£33,000	4	100%	7 Jun 2021
1 Meridian Court, 2 Gervase Street, London, SE15 2GE [old rules] GOV.UK: LON/00BE/HMF/2020/0231	Unlicensed HMO	individual	£1,900	£22,800	£7,600	£22,800	3	100%	21 May 2021

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided
25b Southampton Way, Southwark, London SE5 7SW [old rules] GOV.UK: LON/00BE/HMF/2020/0005	Unlicensed HMO	individual	£750		£6,361.64	£19,084.92	3		10 May 2021
Basement Flat 114 Asylum Road SE15 2LW [old rules] GOV.UK: LON/00AZ/HMF/2020/0056	Unlicensed HMO	individual		£21,573.03	£4,750	£14,250	3	66%	19 Jan 2021
22 Marcia Road, London SE1 5XF [old rules] GOV.UK: view decision	Unlicensed HMO	company Letshare London Limited	£750		£8,400	£8,400	1		9 Oct 2019
Apartment 2307, 1 St Gabriels Walk, London, SE1 6FD [old rules] GOV.UK: LON/00BE/HMF/2019/0003	Unlicensed HMO	individual	£2,786		£2,500	£10,000	4		31 May 2019

Showing the 30 most recent of 31. 1 more, and the rest of this search, are in the full list online: <https://rentrisecheck.uk/rro/area/southwark?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
Flat 30, Dawes House, Orb Street, London, SE17 1RE . [old rules] GOV.UK: LON/00BE/HMF/2025/0905	Unlicensed HMO	individual	£2,773.33	Dismissed	3	20 Jun 2026
31 Rope Street, London, SE16 7TE [old rules] GOV.UK: LON/00BE/HMF/2025/0718	Unlicensed HMO	company and individuals	£775	Dismissed	2	29 Oct 2025
Flat 7 Mandeville House, Rolls Road, Southwark SE1 5DX [old rules] GOV.UK: LON/00BE/HMF/2024/0656	Unlicensed HMO	individual		Out of time or no jurisdiction	3	21 Jul 2025
32 Angelina House, Goldsmith Road, London SE15 5UB [old rules] [figures not yet checked] GOV.UK: LON/00BE/HMF/2024/0191	Unlicensed HMO	company Hoppe-Foster Ventures Limited		Order made	4	11 Mar 2025
Flat 16 The Music Box, 237 Union Street, London, SE1 0LR [old rules] GOV.UK: LON/00BE/HMF/2024/0064	Unlicensed HMO	individual		Dismissed	3	26 Nov 2024
13 Langford Green, Southwark, London, SE5 8BX [old rules] GOV.UK: LON/00BE/HMF/2024/0113	Other	individual		Dismissed	1	11 Sep 2024
12b Brunswick Park, London SE5 7RH [old rules] GOV.UK: LON/00BE/HMG/2024/0013	Unlicensed house (selective licensing)	individual		Dismissed	2	2 Sep 2024
Flat 21 Axis Court, 2 East Lane, London, SE16 4UQ [old rules] GOV.UK: LON/00BE/HMC/2023/0001	Improvement notice not complied with	individual		Dismissed	2	15 Jan 2024
First Floor Flat, 76 Denmark Hill, London, SE5 8RZ [old rules] GOV.UK: LON/00BE/HMB/2022/0007	Illegal eviction	company Westerham Limited	£1,256.70	Dismissed	1	17 Oct 2023
59 Searles Road London SE1 4YL [old rules] GOV.UK: LON/00BE/HMF/2023/0006	Unlicensed HMO	company and individuals	£550	Dismissed	3	17 Aug 2023

Showing the 10 most recent of 12. 2 more, and the rest of this search, are in the full list online: <https://rentrisecheck.uk/rro/area/southwark?x=1>