

Rent repayment orders in Woking

Generated 17 Oct 2026. All decisions in Woking.

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

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What the tribunal ordered

11 decisions in this search (10 ended in a rent repayment order). In 10 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	91% (10 of 11)	90% (9 of 10)	too few (1 of 1)
Typical amount ordered, per applicant	£1,071 (n=7)	£2,786 (n=6)	too few (n=1)
Typical amount ordered, per decision	£2,071 (n=10, typically 2 applicants)	£2,142 (n=9, typically 2 applicants)	too few (n=1)
Typical share of the maximum the tribunal could award	25% (n=5)	too few (n=4)	too few (n=1)

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
11 Eastbrook Close, Woking GU21 5DQ /BS [old rules] GOV.UK: CHI/43UM/HMG/2023/0003	Unlicensed house (selective licensing)	individual	£850	£1,566.01	£391.50	£391.50	1	25%	3 May 2024
25 Bramwell Place, 99 Chertsey Road, Woking, Surrey, GU21 5BL [old rules] GOV.UK: CHI/43UM/HMF/2021/0021	Unlicensed house (selective licensing)	individual	£1,500		£4,500	£9,000	2		8 Dec 2021
96, Enterprise Place, 175 Church St East, Woking, Surrey GU21 6AG [old rules] GOV.UK: CHI/43UM/HMF/2020/0024	Unlicensed house (selective licensing)	individual	£1,250	£15,000	£6,478	£12,956	2	86%	10 Dec 2020
Flat 36 Enterprise Place, 175 Church Street East, Woking, Surrey GU21 6AD [old rules] GOV.UK: CHI/43UM/HMG/2020/0002	Unlicensed house (selective licensing)	individual	£1,200	£14,242.19	£5,700	£5,700	1	40%	15 May 2020
3 Winston Lodge, 12a Commercial Way, Woking, Surrey, GU21 6ET [old rules] [council application] GOV.UK: CHI/43UM/HSE/2019/0004	Unlicensed house (selective licensing)	individual				£535.38	council		27 Apr 2020
17 Jarman Court, 68 Maybury Road, Woking GU21 5JD [old rules] GOV.UK: CHI/43UM/HMJ/2019/0003	Unlicensed house (selective licensing)	company Janic Limited		£5,280	£660	£1,320	2	25%	4 Dec 2019

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided
Flat 6 Jarman Court, 68 Maybury Road, Woking, GU21 5JD [old rules] GOV.UK: view decision	Unlicensed house (selective licensing)	company Woburn 6 Limited		£2,058	£257.25	£514.50	2	25%	3 Dec 2019
10 Arnold Road, Woking, GU21 5JU [old rules] GOV.UK: CHI/43UM/HMK/2019/0001	Unlicensed house (selective licensing)	individual	£1,175		£1,071	£2,142	2		10 Sep 2019
6 Eve Road, Woking, Surrey GU21 5JT [old rules] [council application] GOV.UK: CHI/43UM/HSE/2019/0002	Unlicensed house (selective licensing)	individual				£2,000	council		24 Jul 2019
3 Courtenay Road, Woking, Surrey GU21 5HG [old rules] [council application] GOV.UK: CHI/43UM/HSE/2019/0001	Unlicensed house (selective licensing)	individual				£2,500.32	council		19 Jul 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
12 Moorholme, Woking, Surrey, GU22 7QZ [old rules] GOV.UK: CHI/43UM/HMF/2019/0004	Unlicensed HMO	individual	£1,400	Dismissed	5	23 Oct 2019