

Rent repayment orders near B17 8DT

Generated 17 Oct 2026. Decisions within 5 km of B17 8DT. The search starts at 2 km and widens (5 km, 10 km, then the local authority) until at least 10 decisions have a checked amount.

Online version, with every decision: <https://rentrisecheck.uk/rro/search?postcode=B17+8DT>

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

40 decisions in this search (30 ended in a rent repayment order). In 29 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	97% (30 of 31)	100% (25 of 25)	83% (5 of 6)
Typical amount ordered, per applicant	£2,819 (n=29)	£2,819 (n=25)	too few (n=4)
Typical amount ordered, per decision	£22,549 (n=29, typically 8 applicants)	£22,549 (n=25, typically 8 applicants)	too few (n=4)
Typical share of the maximum the tribunal could award	86% (n=11)	86% (n=9)	too few (n=2)

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	km
1 R0yal Arch Apartments The Mailbox Wharfside Street Birmingham B1 1RB [old rules] GOV.UK: BIR/00CN/HMK/2025/0002	Unlicensed house (selective licensing)	individual		£7,488.67	£4,493.20	£4,493.20	1	60%	23 Oct 2025	3.9
Flat 5B, 42 York Road, Edgbaston, B16 9JB [old rules] GOV.UK: BIR/00CN/HMJ/2025/0001	Unlicensed house (selective licensing)	individual	£1,200		£3,017.61	£6,035.21	2		9 Jul 2025	1.4
Basement Flat 59 Soho Road Birmingham B21 9SP [old rules] GOV.UK: BIR/00CN/HMK/2024/0032	Unlicensed house (selective licensing)	individual	£650	£7,800	£2,730	£2,730	1	35%	30 May 2025	3.8
Flat 3 61 Sandon Road Birmingham B17 8DT [old rules] GOV.UK: BIR/00CN/HMK/2024/0025	Unlicensed house (selective licensing)	individual			£3,459.99	£3,459.99	1		24 Jan 2025	0.0
194A Dawlish Road, Birmingham, West Midlands, B29 7AR [old rules] GOV.UK: BIR/00CN/HMK/2022/0008	Unlicensed HMO	company and individuals	£2,912		£2,818.66	£22,549.28	8		22 Jun 2022	4.4
194A Dawlish Road, Birmingham, West Midlands, B29 7AR [old rules] GOV.UK: BIR/00CN/HMK/2022/0007	Unlicensed HMO	company and individuals	£2,912		£2,818.66	£22,549.28	8		22 Jun 2022	4.4
194A Dawlish Road, Birmingham, West Midlands, B29 7AR [old rules] GOV.UK: BIR/00CN/HMK/2022/0006	Unlicensed HMO	company and individuals	£2,912		£2,818.66	£22,549.28	8		22 Jun 2022	4.4

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79 Alton Road, Selly Oak, Birmingham, B29 7DX [old rules] GOV.UK: BIR/00CN/HMK/2020/0029	Unlicensed HMO	individual	£3,480	£41,810.04	£4,476.26	£35,810.04	8	86%	5 Aug 2020	4.1
79 Alton Road, Selly Oak, Birmingham, B29 7DX [old rules] GOV.UK: BIR/00CN/HMK/2020/0028	Unlicensed HMO	individual	£3,480	£41,810.04	£4,476.26	£35,810.04	8	86%	5 Aug 2020	4.1
79 Alton Road, Selly Oak, Birmingham, B29 7DX [old rules] GOV.UK: BIR/00CN/HMK/2020/0027	Unlicensed HMO	individual	£3,480	£41,810.04	£4,476.26	£35,810.04	8	86%	5 Aug 2020	4.1
79 Alton Road, Selly Oak, Birmingham, B29 7DX [old rules] GOV.UK: BIR/00CN/HMK/2020/0026	Unlicensed HMO	individual	£3,480	£41,810.04	£4,476.26	£35,810.04	8	86%	5 Aug 2020	4.1
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98 Cranford Street, Smethwick B66 2RT [old rules] GOV.UK: BIR/00CS/HMK/2019/0032	Unlicensed HMO	individual		£3,059.05	£2,569.60	£2,569.60	1	84%	28 Oct 2019	2.3
293 Heeley Road, Birmingham, B29 6EL [old rules] GOV.UK: BIR/00CN/HMK/2019/0007	Unlicensed HMO	individual	£2,210		£2,486.23	£19,889.82	8		21 May 2019	4.7
293 Heeley Road, Birmingham, B29 6EL [old rules] GOV.UK: BIR/00CN/HMK/2019/0006	Unlicensed HMO	individual	£2,210		£2,486.23	£19,889.82	8		21 May 2019	4.7
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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	km
102 Tiverton Road, Birmingham. B29 6BP [old rules] [figures not yet checked] GOV.UK: BIR/00CN/HMK/2024/0031	Unlicensed HMO	individual		Order made	7	3 Jan 2025	4.0
3, Highbury Road, Oldfield, Birmingham. B68 8QF [old rules] GOV.UK: BIR/00CS/HMK/2023/0027	Illegal eviction	individual	£750	Dismissed	1	20 Aug 2024	3.3
Unit 1118 The Mercian 218 Broad Street Birmingham, B15 1FF [old rules] GOV.UK: BIR/00CN/HMK/2024/0007	Unlicensed HMO	company Broad Street Opco Ltd		Other ruling	1	8 May 2024	3.4
89 Teignmouth Road, Selly Oak, Birmingham, B29 7AX [old rules] GOV.UK: BIR/00CN/HMK/2020/0030	Not stated	not stated		Not clear		5 Nov 2020	4.5
89 Teignmouth Road, Selly Oak, Birmingham, B29 7AX [old rules] GOV.UK: BIR/00CN/HMK/2020/0031	Not stated	not stated		Not clear		5 Nov 2020	4.5
89 Teignmouth Road, Selly Oak, Birmingham, B29 7AX [old rules] GOV.UK: BIR/00CN/HMK/2020/0032	Not stated	not stated		Not clear		5 Nov 2020	4.5
89 Teignmouth Road, Selly Oak, Birmingham, B29 7AX [old rules] GOV.UK: BIR/00CN/HMK/2020/0034	Not stated	not stated		Not clear		5 Nov 2020	4.5
89 Teignmouth Road, Selly Oak, Birmingham, B29 7AX [old rules] GOV.UK: BIR/00CN/HMK/2020/0036	Not stated	not stated		Not clear		5 Nov 2020	4.5
89 Teignmouth Road, Selly Oak, Birmingham, B29 7AX [old rules] GOV.UK: BIR/00CN/HMK/2020/0035	Not stated	not stated		Not clear		5 Nov 2020	4.5
89 Teignmouth Road, Selly Oak, Birmingham, B29 7AX [old rules] GOV.UK: BIR/00CN/HMK/2020/0039	Not stated	not stated		Not clear		5 Nov 2020	4.5

Showing the 10 most recent of 11. 1 more, and the rest of this search, are in the full list online: <https://rentrisecheck.uk/rro/search?postcode=B17+8DT>