Rent repayment orders near BA1 3BS

Generated 18 Oct 2026. Decisions within 5 km of BA1 3BS. 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=BA1+3BS

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What the tribunal ordered

13 decisions in this search (11 ended in a rent repayment order). In 11 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	92% (11 of 12)	91% (10 of 11)	too few (1 of 1)
Typical amount ordered, per applicant	£1,995 (n=11)	£2,034 (n=10)	too few (n=1)
Typical amount ordered, per decision	£5,692 (n=11, typically 4 applicants)	£6,587 (n=10, typically 4 applicants)	too few (n=1)
Typical share of the maximum the tribunal could award	78% (n=6)	78% (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	km
Flat 3, 16 Alfred Street, Bath BA1 2QU and [old rules] GOV.UK: CHI/00HA/HMF/2022/0005	Unlicensed HMO	company Abbey Inns Assembly Ltd			**£945**	£1,890	2		21 Sep 2022	1.6
41 Cameley Green, Bath, BA2 1SA &36 [old rules] GOV.UK: CHI/00HA/HMF/2021/0032	Unlicensed HMO	individual			**£2,074**	£10,370	5		21 Mar 2022	1.7
41 West Avenue, Bath, BA2 3QD [old rules] GOV.UK: CHI/00HA/HMF/2021/0017	Unlicensed HMO	individual	£1,900	£13,300	**£1,995**	£7,980	4	60%	17 Nov 2021	1.1
9 Audley Avenue, Bath, BA1 3BL [old rules] GOV.UK: CHI/00HA/HMF/2021/0011	Unlicensed HMO	individual			**£3,740.62**	£7,481.24	2		29 Jul 2021	0.2
173 Bradford Road, Combe Down, Bath, Avon BA2 5BT [old rules] GOV.UK: CHI/00HA/HMF/2021/0004	Unlicensed HMO	individual	£520		**£5,692**	£5,692	1		26 Apr 2021	3.7
7 The Warehouse, Lymore Gardens, Bath, BA2 1FE [old rules] GOV.UK: CHI/00HA/HMF/2020/0032	Unlicensed HMO	company Farleigh Regen (One) Limited	£2,000	£3,484.75	**£734.16**	£2,936.64	4	84%	1 Mar 2021	1.3
105 Bradford Road, Coombe Down, Bath BA2 5BR [old rules] GOV.UK: view decision	Unlicensed HMO	company and individuals		£9,482	**£2,539.33**	£7,618	3	80%	12 Feb 2021	3.6

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
84 Newbridge Hill, Bath, BA1 3QA [old rules] GOV.UK: CHI/00HA/HMF/2020/0004	Unlicensed HMO	individual			**£330**	£1,650	5		16 Sep 2020	0.7
9 Audley Grove, Bath, BA1 3BS [old rules] GOV.UK: CHI/00HA/HMF/2020/0005	Unlicensed HMO	individual	£2,200	£4,050.48	**£760**	£3,040	4	75%	19 Jun 2020	0.0
47 Saffron Court, Snow Hill, Bath, BA1 6DF [old rules] GOV.UK: CHI/00HA/HMK/2019/0004	Unlicensed HMO	individual	£1,500	£6,345.20	**£1,269.04**	£3,807.12	3	60%	27 Aug 2019	2.1
Fieldgate, The Avenue, Claverton Down, Bath BA2 7AX [old rules] GOV.UK: CHI/00HA/HMK/2019/0009	Unlicensed HMO	individual	£6,400	£34,270.72	**£4,895.81**	£34,270.67	7	100%	1 Aug 2019	3.9

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
173 Bradford Road, Combe Down, Bath BA2 5BT [old rules] GOV.UK: CHI/00HB/HMF/2021/0042	Other	individual		Out of time or no jurisdiction	1	8 Feb 2022	3.7
8 Hayes Place, Bath, BA2 4QW [old rules] [figures not yet checked] GOV.UK: CHI/00HA/HMF/2021/0020	Unlicensed HMO	individual		Order made	4	25 Oct 2021	1.8

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This is information, not legal advice. For advice about your situation, contact Shelter (0808 800 4444) or a local renters' union.