

Rent repayment orders near BA3 2PJ

Generated 17 Oct 2026. Decisions in Bath and North East Somerset, the local authority for BA3 2PJ (fewer than 10 decisions with a checked amount within 10 km).

Online version, with every decision: <https://rentrisecheck.uk/rro/search?postcode=BA3+2PJ>

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What the tribunal ordered

15 decisions in this search (12 ended in a rent repayment order). In 12 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	86% (12 of 14)	91% (10 of 11)	too few (2 of 3)
Typical amount ordered, per applicant	£1,632 (n=12)	£2,034 (n=10)	too few (n=2)
Typical amount ordered, per decision	£4,750 (n=12, typically 4 applicants)	£6,587 (n=10, typically 4 applicants)	too few (n=2)
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
Monkton Combe Mill, Mill Lane, Monkton Combe, Bath, BA2 7HD [old rules] GOV.UK: HAV/00HA/HMF/2025/0615	Unlicensed HMO	individual	£750		£947.14	£947.14	1		6 Nov 2025	14.1
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	14.6
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	12.3
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	12.9
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	13.8
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	13.0

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
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	12.7
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	12.6
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	13.5
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	13.7
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	15.4
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	15.3

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
1 Chilcompton Road, Midsomer Norton, Radstock, BA3 2PJ [old rules] GOV.UK: HAV/00HA/HMC/2025/0001	Improvement notice not complied with	individual		Dismissed	2	17 Sep 2025	0.0
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	13.0
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	13.4