Rent repayment orders near BS2 8DN

Generated 19 Oct 2026. Decisions within 5 km of BS2 8DN. 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=BS2+8DN

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What the tribunal ordered

31 decisions in this search (24 ended in a rent repayment order). In 24 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% (24 of 28)	82% (9 of 11)	88% (15 of 17)
Typical amount ordered, per applicant	£1,922 (n=23)	£1,550 (n=8)	£1,970 (n=15)
Typical amount ordered, per decision	£3,160 (n=24, typically 2 applicants)	£3,000 (n=9, typically 2 applicants)	£3,510 (n=15, typically 2 applicants)
Typical share of the maximum the tribunal could award	50% (n=15)	88% (n=6)	45% (n=9)

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.

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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
519 Stapleton Road, Eastville, Bristol BS5 6PE [old rules] GOV.UK: HAV/00HB/HMF/2025/0633	Unlicensed HMO	individual	£480	£1,440	**£432**	£432	1	30%	20 Jul 2026	3.1
19 Hurston Road, Bristol BS4 1SU [old rules] GOV.UK: HAV/00HB/HMF/2025/0634	Unlicensed HMO	individual	£2,300	£2,300	**£213.75**	£855	4	37%	10 Jul 2026	4.2
Rooms 1, 2, 3 & 4, 22 Brislington Hill, Bristol, BS4 5BD [old rules] GOV.UK: HAV/00HB/HMF/2025/0625	Unlicensed HMO	individual			**£6,148**	£24,592	4		17 Jun 2026	5.0
6 Greenway Drive, Bristol, BS10 5LU [old rules] GOV.UK: HAV/00HB/HMF/2025/0629	Unlicensed HMO	company and individuals	£750	£8,400	**£3,780**	£3,780	1	45%	22 May 2026	4.3
Top Floor Flat, 35 Chandos Road, Bristol, BS6 6PQ [old rules] GOV.UK: HAV/00HB/HMF/2025/0621	Unlicensed house (selective licensing)	individual			**£89.70**	£179.40	2		10 Apr 2026	0.8
31 Hebron Road, Bedminster, Bristol, BS3 3AD [old rules] GOV.UK: HAV/00HB/HMF/2025/0614	Unlicensed HMO	individual	£575		**£1,969.50**	£3,939	2		24 Mar 2026	2.4
Flat 3, 4 Beauley Road, Southville, Bristol, BS3 1PX [old rules] GOV.UK: HAV/00HB/HMF/2025/0616	Unlicensed HMO	company TDM Lettings Ltd		£4,500	**£2,700**	£2,700	1	60%	22 Jan 2026	1.7

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
472 Fishponds Road, Bristol BS16 3DU [old rules] GOV.UK: HAV/00HY/HMF/2025/0612	Unlicensed HMO	individual	£2,975		**£1,201.33**	£6,006.63	5		10 Nov 2025	4.4
17 Sommerville Road, Bristol BS7 9AD [old rules] GOV.UK: CHI/00HB/HMF/2024/0014	Unlicensed HMO	individual	£650	£7,800	**£3,510**	£3,510	1	45%	25 Apr 2025	1.9
Flat 7 Horton House, 11 Horton Street, Bristol, BS2 0LA [old rules] GOV.UK: CHI/00HB/HMF/2024/0006	Unlicensed HMO	individual		£6,405	**£1,921.50**	£3,843	2	60%	7 Jan 2025	1.8
55A Belle Vue Road, Bristol, BS5 6DR [old rules] GOV.UK: CHI/00HB/HMF/2023/0029	Unlicensed HMO	company and individuals	£1,150	£13,800	**£2,070**	£6,210	3	45%	31 Jul 2024	3.0
Unit 1.15 Paintworks. Arnos Vale, Bristol, BS4 3EH [old rules] GOV.UK: CHI/00HB/HMG/2023/0006	Unlicensed house (selective licensing)	individual	£1,650	£14,958.49	**£2,719.73**	£2,719.73	1	18%	30 Apr 2024	3.1
Unit 1.15 Paintworks. Arnos Vale, Bristol, BS4 3EH [old rules] GOV.UK: CHI/00HB/HMB/2023/0004	Unlicensed house (selective licensing)	individual			**£1,868.31**	£1,868.31	1		30 Apr 2024	3.1
47B, Zetland Road, Redland, Bristol BS6 7AJ 14 [old rules] GOV.UK: CHI/00HB/HMF/2023/0012	Unlicensed HMO	individual	£2,400	£9,600	**£3,200**	£9,600	3	100%	19 Oct 2023	1.0
3 St Marks Grove, Easton, Bristol BS5 0LJ [old rules] GOV.UK: CHI/00HB/HMF/2022/0008	Unlicensed HMO	individual	£450		**£1,080**	£3,240	3		22 Nov 2022	2.6
201 Easton Road, Bristol, BS5 0EH [old rules] GOV.UK: CHI/00HB/HMF/2021/0012	Unlicensed HMO	company M G Properties (Bristol) Limited	£1,000	£1,271	**£1,271.36**	£1,271.36	1	100%	29 Jul 2021	2.7
12 Whatley Road, Bristol, Avon BS8 2PU [old rules] GOV.UK: CHI/00HB/HMF/2020/0029	Unlicensed HMO	individual			**£2,742.50**	£5,485	2		18 Feb 2021	0.8
First Floor Flat, 44 Cromwell Road, Bristol, BS6 5HB [old rules] GOV.UK: CHI/00HB/HMF/2020/0022	Unlicensed HMO	individual	£1,275	£19,803	**£1,000**	£3,000	3	15%	4 Dec 2020	1.3
6 Byron Street, Redfield, Bristol, BS5 9NN [old rules] GOV.UK: CHI/00HB/HMF/2020/0006	Harassment	individual	£725	£1,950	**£1,560**	£1,560	1	80%	22 Oct 2020	3.1
19 Baptist Street, Bristol, BS7 9TD [old rules] GOV.UK: CHI/00HB/UNK/2020/0018	Unlicensed HMO	individual			**£652.88**	£2,611.52	4		30 Sep 2020	4.5
2nd Floor Flat, 9 Dover Place, Bristol, BS8 1AL [old rules] GOV.UK: CHI/00HB/HSD/2020/0002	Unlicensed HMO	individual	£6,900	£19,803	**£2,500**	£10,000	4	50%	1 Sep 2020	0.8
128 Ashley Down Road, Bristol BS7 9JS [old rules] GOV.UK: CHI/00HB/HMF/2020/0012	Unlicensed HMO	individual	£2,200	£18,522.58	**£3,704.52**	£18,522.58	5	100%	27 Jul 2020	2.6
53 City View Apartments, Bristol, BS5 0AA [old rules] GOV.UK: CHI/00HB/HMB/2020/0001	Harassment	individual	£880		**£1,540**	£3,080	2		16 Jun 2020	2.5
20 Burnell Drive, St Pauls, Bristol, BS2 9JU [old rules] [council application] GOV.UK: CHI/00HB/HSB/2020/0001	Improvement notice not complied with	individual	£732.25	£1,617.38		£1,569.10	council	97%	12 May 2020	1.4

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.

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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.

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Outcome	Applicants	Decided	km
Room 2, 228 Ridgeway Road, Fishponds, Bristol, BS16 3LP [old rules] GOV.UK: HAV/00HB/HMF/2025/0603	Unlicensed HMO	company Willow Wood Homes Limited		Other ruling	1	25 Jul 2025	4.8
11 Carters Buildings, Portland Street, Clifton, Bristol, BS8 4JD [old rules] GOV.UK: HAV/00HB/HMF/2025/0604	Unlicensed HMO	company Park Asset Management Limited	£1,700	Dismissed	3	30 Jun 2025	1.5
Flat 7 Temple Court, Barton Road, Bristol BS2 0LF [old rules] GOV.UK: CHI/00HB/HMC/2023/0004	Improvement notice not complied with	individual		Dismissed	2	31 May 2024	2.0
22 Robertson Road, Bristol, BS5 6JY [old rules] [figures not yet checked] GOV.UK: CHI/00HB/HMF/2023/0020	Unlicensed HMO	company Elite Properties Bristol Ltd	£650	Order made	2	31 Jan 2024	3.0
16 Camden Road, Southville, Bristol BS3 1QA [old rules] GOV.UK: CHI/00HB/HMF/2020/0031	Unlicensed HMO	individual	£1,700	Dismissed	1	17 Feb 2021	1.8
8 Tyndalls Park Mews, Bristol, BS2 8DN [old rules] GOV.UK: CHI/00HB/HMF/2019/0013	Unlicensed HMO	individual	£3,500	Dismissed	6	23 Mar 2020	0.0

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