# Rent repayment orders near BS4 3EH

Generated 19 Oct 2026. Decisions within 5 km of BS4 3EH. 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=BS4+3EH

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## What the tribunal ordered

30 decisions in this search (23 ended in a rent repayment order). In 23 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 | 85% (23 of 27) | 80% (8 of 10) | 88% (15 of 17) |
| Typical amount ordered, per applicant | £1,946 (n=22) | £1,560 (n=7) | £1,970 (n=15) |
| Typical amount ordered, per decision | £3,240 (n=23, typically 2 applicants) | £3,040 (n=8, typically 2 applicants) | £3,510 (n=15, typically 2 applicants) |
| Typical share of the maximum the tribunal could award | 55% (n=14) | 88% (n=6) | 45% (n=8) |

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 | 3.2 |
| 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 | 3.0 |
| 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 | 1.9 |
| 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 | 3.8 |
| 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 | 2.5 |
| 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 | 2.8 |
| 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 | 3.9 |

| Address, and case ref linked to GOV.UK | Offence | Landlord | Rent pcm | Maximum | Per applicant | Ordered, total | Applicants | Share | Decided | km |
|---|---|---|---|---|---|---|---|---|---|---|
| 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 | 3.8 |
| 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 | 1.5 |
| 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 | 2.8 |
| 44 Station Avenue, Bristol, BS16 2DU [old rules] GOV.UK: HAV/00HB/HMF/2025/0626 | Unlicensed HMO | individual | | | **£2,182.50** | £4,365 | 2 | | 5 Jun 2024 | 4.7 |
| 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 | 0.0 |
| 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 | 0.0 |
| 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 | 3.5 |
| 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 | 2.1 |
| 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 | 3.9 |
| 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 | 3.2 |
| 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 | 1.7 |
| 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 | 3.3 |
| 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 | 4.3 |
| 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 | 1.4 |
| 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 | 2.5 |

## 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 |
|---|---|---|---|---|---|---|---|
| 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 | 4.0 |


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| Address, and case ref linked to GOV.UK | Offence | Landlord | Rent pcm | Outcome | Applicants | Decided | km |
|---|---|---|---|---|---|---|---|
| 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 | 4.0 |
| 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 | 1.3 |
| 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 | 2.9 |
| 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 | 2.7 |
| 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 | 3.1 |


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