Rent repayment orders near CM2 7NS

Generated 18 Oct 2026. Decisions within 10 km of CM2 7NS. 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=CM2+7NS

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

2 decisions in this search (2 ended in a rent repayment order). In 2 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	too few (2 of 2)	too few (2 of 2)	–
Typical amount ordered, per applicant	too few (n=2)	too few (n=2)	–
Typical amount ordered, per decision	too few (n=2)	too few (n=2)	–
Typical share of the maximum the tribunal could award	too few (n=2)	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.

Only 2 decisions with a checked amount: too few to show a pattern.

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
Room 2 at 5 Trent Road, Chelmsford, Essex CM1 2LG [old rules] GOV.UK: CAM/22UF/HMF/2021/0022	Unlicensed HMO	company and individuals	£450	£3,266.63	**£3,266.63**	£3,266.63	1	100%	22 Aug 2022	4.5
8 Mascalls Way Chelmsford CM2 7NS [old rules] GOV.UK: CAM/22UF/HMF/2021/0005	Unlicensed HMO	individual	£476.67	£330	**£330**	£330	1	100%	13 Sep 2021	0.0