

# Rent repayment orders near CR7 7PG

Generated 18 Oct 2026. Decisions within 5 km of CR7 7PG. 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=CR7+7PG>

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## What the tribunal ordered

35 decisions in this search (25 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                       | 71% (25 of 35)                        | 68% (17 of 25)                       | 80% (8 of 10)                         |
| Typical amount ordered, per applicant                 | £3,502 (n=22)                         | £3,404 (n=15)                        | £3,708 (n=7)                          |
| Typical amount ordered, per decision                  | £5,400 (n=23, typically 2 applicants) | £4,395 (n=16, typically 1 applicant) | £12,300 (n=7, typically 4 applicants) |
| Typical share of the maximum the tribunal could award | 80% (n=11)                            | 92% (n=8)                            | too few (n=3)                         |

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  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|------------|----------|---------|---------------|----------------|------------|-------|-------------|-----|
| 44 Aberfoyle Road, London, SW16 5AA [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?query=LON00AY/HMF/2025/0743">LON00AY/HMF/2025/0743</a>       | Unlicensed HMO | individual |          |         | £6,688        | £13,376        | 2          |       | 16 Dec 2025 | 2.6 |
| 2D Kinfauns Road, London, SW2 3JL [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?query=LON00AY/HMF/2025/0636">LON00AY/HMF/2025/0636</a>         | Unlicensed HMO | individual | £2,060   | £24,720 | £3,708        | £14,832        | 4          | 60%   | 14 Aug 2025 | 4.4 |
| 241 Croydon Road, Wallington, SM6 7LR [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?query=LON00BF/HMF/2024/0013">LON00BF/HMF/2024/0013</a>     | Unlicensed HMO | individual |          | £6,960  | £4,872        | £4,872         | 1          | 70%   | 2 Jul 2024  | 3.8 |
| 14 Amesbury Avenue, London SW2 3AA [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?query=LON00AY/HMG/2023/0009">LON00AY/HMG/2023/0009</a>        | Unlicensed HMO | individual | £800     |         | £524.02       | £524.02        | 1          |       | 26 Oct 2023 | 4.4 |
| Flat 1, 53 Streatham Hill, London SW2 4TS [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?query=LON00AY/HMF/2022/0291">LON00AY/HMF/2022/0291</a> | Unlicensed HMO | individual | £2,550   |         | £2,862.64     | £11,450.54     | 4          |       | 20 Jul 2023 | 4.7 |
| 45A Longley Road, London, SW179LA [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?query=LON00BJ/HMF/2022/0148">LON00BJ/HMF/2022/0148</a>         | Unlicensed HMO | individual | £2,375   | £28,500 | £4,560        | £22,800        | 5          | 80%   | 19 Apr 2023 | 4.6 |
| 48 Hopton Road, London, SW16 2EN [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?query=LON00AY/HMF/2022/0089">LON00AY/HMF/2022/0089</a>          | Unlicensed HMO | individual |          |         | £2,050        | £12,300        | 6          |       | 21 Feb 2023 | 3.0 |

| Address, and case ref linked to GOV.UK                                                                                                    | Offence                                | Landlord                                     | Rent pcm | Maximum    | Per applicant    | Ordered, total | Applicants | Share | Decided     | km  |
|-------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|----------------------------------------------|----------|------------|------------------|----------------|------------|-------|-------------|-----|
| Room 2, 234 Gipsy Road, London SE27 9RB [old rules]<br>GOV.UK: <a href="#">LON/00AY/HMG/2021/0012</a>                                     | Unlicensed HMO                         | individual                                   | £750     | £5,720.75  | <b>£715.10</b>   | £1,430.19      | 2          | 25%   | 27 May 2022 | 3.7 |
| 4 Woodgate Drive, London, SW16 5YP [old rules]<br>GOV.UK: <a href="#">LON/00AY/HMB/2021/0005</a>                                          | Harassment                             | individual                                   | £675     | £4,005     | <b>£3,404</b>    | £3,404         | 1          | 85%   | 26 Nov 2021 | 2.3 |
| 28 Hainthorpe Road, London, SE27 0PH [old rules]<br>GOV.UK: <a href="#">LON/00AY/HMF/2020/0250</a>                                        | Unlicensed HMO                         | individual                                   |          |            | <b>£2,057.96</b> | £6,173.89      | 3          |       | 3 Nov 2021  | 3.7 |
| 63 Darcy Street, London SW16 4TZ [old rules]<br>GOV.UK: <a href="#">LON/00AH/HMF/2020/0258</a>                                            | Unlicensed house (selective licensing) | company and individuals                      | £400     |            | <b>£1,832.25</b> | £1,832.25      | 1          |       | 12 Jul 2021 | 1.5 |
| 67 Beverstone Road, Thornton Heath, Surrey, CR7 7LX [old rules]<br>GOV.UK: <a href="#">LON/00AH/HMF/2020/0221</a>                         | Unlicensed HMO                         | individual                                   | £600     | £7,200     | <b>£3,600</b>    | £7,200         | 2          | 100%  | 8 Jun 2021  | 0.5 |
| 299 Southcroft Road, London, SW16 6QT [old rules]<br>GOV.UK: <a href="#">LON/00BJ/HMF/2020/0123</a>                                       | Unlicensed HMO                         | individual                                   | £2,500   | £21,254.63 | <b>£4,194.17</b> | £20,970.86     | 5          | 99%   | 26 Apr 2021 | 3.3 |
| 37 Longmead Road, London SW17 8PN [old rules]<br>GOV.UK: <a href="#">LON/00BJ/HMB/2020/0002</a>                                           | Unlicensed HMO                         | individual                                   |          |            | <b>£5,625</b>    | £11,250        | 2          |       | 8 Apr 2021  | 4.7 |
| 58 Selkirk Road, London SW17 0ES [old rules]<br>GOV.UK: <a href="#">LON/00BJ/HMF/2020/0150</a>                                            | Unlicensed HMO                         | individual                                   | £470     |            | <b>£2,395</b>    | £2,395         | 1          |       | 29 Mar 2021 | 5.0 |
| 58 Selkirk Road, London, SW17 0ES [old rules]<br>GOV.UK: <a href="#">LON/00BJ/HMF/2020/0093</a>                                           | Unlicensed HMO                         | company Nest Estates Limited                 |          |            | <b>£3,125</b>    | £3,125         | 1          |       | 19 Mar 2021 | 5.0 |
| 49 West Street, Croydon, Surrey CR0 1DJ [old rules]<br>GOV.UK: <a href="#">LON/00AH/HMF/2020/0016</a>                                     | Unlicensed house (selective licensing) | company and individuals                      |          | £9,125.48  | <b>£1,368.82</b> | £2,737.64      | 2          | 30%   | 4 Dec 2020  | 3.6 |
| 58 Selkirk Road, London SW17 0ES [old rules]<br>GOV.UK: <a href="#">LON/00BJ/HMF/2020/0031</a>                                            | Unlicensed HMO                         | company and individuals Nest Estates Limited |          | £4,360.16  | <b>£4,360.16</b> | £4,360.16      | 1          | 100%  | 9 Nov 2020  | 5.0 |
| 85 South Norwood Hill, London SE25 6BY [old rules]<br>GOV.UK: <a href="#">LON/00AH/HMF/2019/0023</a>                                      | Unlicensed HMO                         | individual                                   |          |            | <b>£4,924.22</b> | £24,621.12     | 5          |       | 15 Oct 2019 | 2.5 |
| 2 Oakhill Road, London SW16 5RG [old rules]<br>GOV.UK: <a href="#">LON/00AH/HMB/2019/0002</a>                                             | Illegal eviction                       | individual                                   | £320.17  | £3,842     | <b>£2,281.50</b> | £2,281.50      | 1          | 59%   | 14 Oct 2019 | 1.3 |
| 179 Norbury Crescent, Streatham, London SW16 4JX [old rules]<br>GOV.UK: <a href="#">LON/00AH/HMF/2019/0014</a>                            | Unlicensed HMO                         | individual                                   | £450     | £5,400     | <b>£5,400</b>    | £5,400         | 1          | 100%  | 10 Jul 2019 | 1.0 |
| Flat 6, 228 Bensham Lane, Thornton Heath, Surrey, CR7 7EP [old rules]<br>GOV.UK: <a href="#">LON/00AH/HMF/2018/0024</a>                   | Unlicensed house (selective licensing) | company ABC Business Centres Limited         |          |            | <b>£4,430</b>    | £4,430         | 1          |       | 23 Jan 2019 | 1.1 |
| 958 Thornton Road, Thornton Heath, Surrey, CR7 7PG [old rules]<br>[council application]<br>GOV.UK: <a href="#">LON/00AH/HMA/2013/0005</a> | Unlicensed HMO                         | individual                                   |          |            |                  | £6,287.50      | council    |       | 6 Aug 2013  | 0.0 |

## 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  |
|----------------------------------------------------------------------------------------------------------------------------------------|----------------|------------------------------------|----------|------------|------------|-------------|-----|
| 154 Trevelyan Road, Tooting, London SW17 9LW & [old rules] [figures not yet checked]<br>GOV.UK: <a href="#">LON/00BJ/HMF/2024/0640</a> | Unlicensed HMO | company<br>ASM Capital Ltd         |          | Order made | 5          | 27 Jun 2025 | 4.3 |
| 32A Coverton Road SW17 0QL [old rules]<br>GOV.UK: <a href="#">LON/00BJ/HMF/2021/0207</a>                                               | Harassment     | company                            | £1,750   | Dismissed  | 1          | 24 Feb 2025 | 4.9 |
| 129b Seely Road London SW17 9QX : LON-00BJ-HMF-2023-0221 [old rules]<br>GOV.UK: <a href="#">view decision</a>                          | Harassment     | individual                         |          | Dismissed  | 1          | 2 Feb 2024  | 3.6 |
| 2C Mountbatten Close, London SE19 1AP [old rules]<br>GOV.UK: <a href="#">LON/00AY/HMF/2022/0012</a>                                    | Unlicensed HMO | company<br>Maurice Laurent Limited |          | Dismissed  | 1          | 6 Jul 2022  | 3.5 |
| 153 Downton Avenue, Streatham Hill, SW2 [old rules]<br>GOV.UK: <a href="#">LON/00AY/HMF/2020/0088</a>                                  | Unlicensed HMO | individual                         | £3,300   | Dismissed  | 5          | 14 Sep 2021 | 4.5 |
| 44 Lammas Avenue, Mitcham, Surrey, CR4 2LU [old rules]<br>GOV.UK: <a href="#">LON/00BA/HMF/2020/0267</a>                               | Unlicensed HMO | individual                         | £585     | Dismissed  | 1          | 4 Jun 2021  | 3.1 |
| Room 4, 41 Valley Road, London SW16 2XL [old rules]<br>GOV.UK: <a href="#">LON/00AY/HMF/2020/0220</a>                                  | Unlicensed HMO | company                            | £700     | Dismissed  | 1          | 18 May 2021 | 3.6 |
| 162 Lambourne House, Apple Yard, London SE20 8FX [old rules]<br>GOV.UK: <a href="#">LON/00AF/HMG/2021/0004</a>                         | Unlicensed HMO | individual                         |          | Dismissed  | 2          | 6 May 2021  | 3.5 |
| 151 Totterdown Street, London SW17 8TE [old rules] [figures not yet checked]<br>GOV.UK: <a href="#">LON/00BJ/HMF/2020/0106</a>         | Unlicensed HMO | company and individuals            |          | Order made | 5          | 9 Feb 2021  | 4.4 |
| 72 Abercairn Road London SW16 5AD [old rules]<br>GOV.UK: <a href="#">LON/00AY/HMF/2020/0033</a>                                        | Unlicensed HMO | individual                         |          | Dismissed  | 3          | 10 Aug 2020 | 2.7 |

Showing the 10 most recent of 12. 2 more, and the rest of this search, are in the full list online:  
<https://rentrisecheck.uk/rro/search?postcode=CR7+7PG>