

Rent repayment orders near E1 1HE

Generated 18 Oct 2026. Decisions within 2 km of E1 1HE. 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=E1+1HE>

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

74 decisions in this search (61 ended in a rent repayment order). In 57 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	87% (61 of 70)	88% (28 of 32)	87% (33 of 38)
Typical amount ordered, per applicant	£4,817 (n=56)	£5,500 (n=25)	£4,150 (n=31)
Typical amount ordered, per decision	£7,982 (n=57, typically 2 applicants)	£7,954 (n=26, typically 2 applicants)	£8,300 (n=31, typically 2 applicants)
Typical share of the maximum the tribunal could award	76% (n=28)	89% (n=13)	72% (n=15)

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
Flat 12 Trevelyan House, Morpeth Street, London E2 0PY [period not stated] GOV.UK: LON/00BG/HMF/2026/0022	Unlicensed HMO	individual			£7,023.27	£28,093.10	4		24 Aug 2026	1.7
Flat 5 Paris House, London, E2 6QT [old rules] GOV.UK: LON/00BG/HMF/2025/0727	Unlicensed HMO	company Mio Real Estate Ltd			£1,288.42	£6,442.10	5		6 Mar 2026	1.7
Flat 8 Thornaby House, Canrobert Street, London, E2 0BE [old rules] GOV.UK: LON/00BG/HMF/2025/0603	Unlicensed HMO	individual			£2,158.76	£8,635.06	4		3 Sep 2025	1.4
8 McDougall House, Turin Street, London, E2 6BE [old rules] GOV.UK: LON/00BG/HMF/2024/0631	Unlicensed HMO	individual	£2,600		£7,206.67	£21,620	3		27 Aug 2025	1.3
33 Millpond Estate, West Lane, London SE16 4LZ [old rules] GOV.UK: LON/00BE/HMF/2024/0246	Unlicensed HMO	individual		£21,150	£3,525	£10,575	3	50%	17 Jun 2025	1.7
15 St Anthonyms Close, London, E1W 1LT [old rules] GOV.UK: LON/00BG/HMF/2024/0608	Unlicensed HMO	individual	£680	£7,557.68	£5,405.76	£5,405.76	1	72%	12 Jun 2025	1.1

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
Flat 2 Speakman House, Gibraltar Walk, London, E2 7EW [old rules] GOV.UK: LON/00BG/HMG/2024/0032	Unlicensed house (selective licensing)	company and individuals Kenneth Lloyds Limited		£6,345	£4,124	£4,124	1	65%	6 Mar 2025	1.3
Flat 27, Ajax House, Old Bethnal Green Road, London, E2 6QY [old rules] GOV.UK: LON/00BG/HMF/2024/0177	Unlicensed HMO	company and individuals	£2,300	£23,427.22	£3,123.63	£9,370.89	3	40%	6 Jan 2025	1.8
Flat 32 Sugar House, 99 Leman Street, London E1 8GH [old rules] GOV.UK: LON/00BG/HMG/2023/0006	Unlicensed house (selective licensing)	individual	£1,330		£5,004.10	£5,004.10	1		22 Oct 2024	0.6
Flat 8 Vibeca Apartments, 7 Chicksand Street, London E1 5LD [old rules] GOV.UK: LON/00BG/HMF/2024/0127	Unlicensed house (selective licensing)	company		£7,600	£6,800	£6,800	1	90%	16 Oct 2024	0.6
50 Grimsby Street, London E2 6ES [old rules] GOV.UK: LON/00BG/HMG/2024/0019	Unlicensed house (selective licensing)	individual	£3,300	£39,600	£6,435	£25,740	4	65%	29 Aug 2024	1.0
Flat 28 Osborn Street, London E1 6TD [old rules] GOV.UK: LON/00BG/HMF/2023/0224	Unlicensed HMO	company and individuals Cherry Deals Limited			£8,415	£8,415	1		12 Aug 2024	0.6
Flat 14 Atlantic House, 14 Waterson Street, London, E2 8HH [old rules] GOV.UK: LON/00AM/HMF/2023/0235	Unlicensed HMO	individual		£28,800.14	£2,400.01	£7,200.04	3	25%	4 Jul 2024	1.7
Flat 118 Skyline Plaza Building, 80 Commercial Road London E1 1NZ [old rules] GOV.UK: LON/00BG/HMF/2022/0034	Unlicensed house (selective licensing)	individual	£1,300		£2,730	£5,460	2		20 Mar 2024	0.3
Flat 24, Bromfield Court, Jamaica Road, London, SE16 4SG [old rules] GOV.UK: LON/00BE/HMF/2023/0252	Unlicensed HMO	individual	£580	£3,720.39	£1,482.70	£1,482.70	1	40%	20 Feb 2024	2.0
5 Element Court, 11 Chance Street, London, E2 7JB [old rules] GOV.UK: LON/00BG/HMF/2023/0154	Unlicensed house (selective licensing)	individual			£4	£4	1		12 Jan 2024	1.4
9b Sandys Row, London, E1 7HW [old rules] GOV.UK: LON/00BG/HMG/2023/0019	Unlicensed house (selective licensing)	individual			£5,760	£11,520	2		20 Dec 2023	1.1
124 Gosset Street, London E2 6NT [old rules] GOV.UK: LON/00BG/HMF/2023/0016	Unlicensed house (selective licensing)	company CL Wapping Estate Limited	£2,300		£5,290	£21,160	4		20 Dec 2023	1.4
57 Globe Road, London E1 4DY [old rules] GOV.UK: LON/00BG/HMF/2023/0077	Unlicensed HMO	individual			£3,030	£12,120	4		29 Nov 2023	1.3
Flat 6, 26-32 Bacon Street, London E2 6DY [old rules] GOV.UK: LON/00BG/HMF/2023/0046	Unlicensed house (selective licensing)	company Rosemede Homes Ltd		£12,177.50	£4,871	£9,742	2	80%	13 Nov 2023	1.1
93-95 Commercial Road, London E1 1RD [old rules] GOV.UK: LON/00BG/HMF/2023/0118	Unlicensed house (selective licensing)	company MPL Estates Ltd	£1,650		£6,100	£18,300	3		30 Oct 2023	0.1
4 Florin Court, 8 Dock Street, London E1 8JR [old rules] GOV.UK: LON/00BG/HMF/2023/0008	Unlicensed HMO	company	£1,200		£2,860	£2,860	1		30 Aug 2023	0.7
Flat 47, Bernard Baron House, 71 Henriques Street, London E1 1LZ [old rules] GOV.UK: LON/00BG/HMF/2023/0059	Unlicensed house (selective licensing)	individual	£1,300	£10,400	£4,150	£8,300	2	80%	21 Aug 2023	0.3

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
Flat 3, 93-95 Commercial Road, London, E1 1RD [old rules] GOV.UK: LON/00BG/HMF/2023/0041	Unlicensed house (selective licensing)	company	£1,700	£17,003	£5,101	£15,303	3	90%	3 Aug 2023	0.1
Flat 12, 26-32 Bacon Street, London E2 6DY [old rules] GOV.UK: LON/00BG/HMF/2023/0031	Unlicensed house (selective licensing)	company Rosemede Homes Ltd	£1,150	£9,719.35	£7,775.48	£7,775.48	1	80%	28 Jul 2023	1.1
Flat 4 Timor House, Duckett Street, London E1 4SP [old rules] GOV.UK: LON/00BG/HMB/2021/0015	Unlicensed HMO	company City Move Properties Limited	£607	£2,868	£2,404.18	£2,404.18	1	84%	3 Jul 2023	1.6
14b Austin Street London E2 7NB [old rules] GOV.UK: LON/00BG/HMF/2022/0155	Unlicensed house (selective licensing)	individual	£1,300	£15,600	£4,680	£9,360	2	60%	12 Apr 2023	1.6
19 Turner Street, London E1 2AU [old rules] GOV.UK: LON/00BG/HMF/2022/0149	Unlicensed HMO	company and individuals			£2,520	£2,520	1		23 Feb 2023	0.1
Flat 8, Horwood House, Pott Street, London E2 0EH [old rules] GOV.UK: LON/00BG/HMF/2022/0087	Unlicensed HMO	individual	£650		£3,032.61	£6,065.22	2		21 Feb 2023	1.3
25 Alderney Road, London, E1 4EG [old rules] GOV.UK: LON/00BG/HMF/2022/0152	Unlicensed HMO	individual	£3,066.11	£1,287.13	£257.43	£1,029.70	4	80%	9 Jan 2023	1.5

Showing the 30 most recent of 57. 27 more, and the rest of this search, are in the full list online: <https://rentrisecheck.uk/rro/search?postcode=E1+1HE>

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
19 Alderney Road, London E1 4EG [old rules] GOV.UK: LON/00BG/HMF/2025/0807	Unlicensed HMO	company VHGK Limited	£5,000	Other ruling	6	10 Jul 2026	1.5
12 Doric House, Mace Street, London E2 0RE [old rules] GOV.UK: LON/00BG/HMF/2025/0747	Unlicensed HMO	individual	£2,560	Dismissed	3	21 Jan 2026	2.0
42 Mansford Street, London E2 7AJ [old rules] [figures not yet checked] GOV.UK: LON/00BG/HMF/2024/0167	Unlicensed HMO	individual		Order made	3	22 Apr 2025	1.6
62 Wyllen Close, London E1 4HQ [old rules] [council application] GOV.UK: LON/00BG/HMF/2024/0092	Unlicensed HMO	company Smart Move Apartments Ltd	£2,000	Dismissed	council	15 Nov 2024	0.9
Flat 5, 13 New Road E1 1HE [old rules] [figures not yet checked] GOV.UK: LON/00BG/HMF/2023/0149	Unlicensed house (selective licensing)	individual	£1,100	Order made	2	14 Mar 2024	0.0
Flat 21 Axis Court, 2 East Lane, London, SE16 4UQ [old rules] GOV.UK: LON/00BE/HMC/2023/0001	Improvement notice not complied with	individual		Dismissed	2	15 Jan 2024	1.7
Flat 7, Penang House, London E1W 3RF [old rules] GOV.UK: LON/00BG/HMF/2023/0067	Unlicensed HMO	company East End Rooms Limited	£620	Dismissed	1	3 Aug 2023	1.1
27 Casson Street, London E1 5LA [old rules] [council application] GOV.UK: LON/00BG/HMF/2022/0284	Unlicensed HMO	individual		Dismissed	council	19 Jun 2023	0.5
15 Massingham Street, London E1 4EP [old rules] [figures not yet checked] GOV.UK: LON/00BG/HMF/2021/0235	Unlicensed HMO	individual	£2,097	Order made	3	16 Mar 2022	1.5
4 Weddell House, Duckett Street, London E1 4LT [old rules] GOV.UK: LON/00AL/HMF/2021/0186	Unlicensed HMO	individual	£3,029	Dismissed	5	16 Mar 2022	1.6

Showing the 10 most recent of 17. 7 more, and the rest of this search, are in the full list online: <https://rentrisecheck.uk/rro/search?postcode=E1+1HE>