

## Rent repayment orders near E12 5PW

Generated 17 Oct 2026. Decisions within 2 km of E12 5PW. 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=E12+5PW>

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### What the tribunal ordered

18 decisions in this search (12 ended in a rent repayment order). In 11 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                       | 75% (12 of 16)                        | 90% (9 of 10)                       | 50% (3 of 6)     |
| Typical amount ordered, per applicant                 | £4,845 (n=6)                          | too few (n=3)                       | too few (n=3)    |
| Typical amount ordered, per decision                  | £5,280 (n=11, typically 2 applicants) | £5,190 (n=8, typically 1 applicant) | too few (n=3)    |
| Typical share of the maximum the tribunal could award | 55% (n=5)                             | too few (n=2)                       | 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  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|------------------------------------|----------|---------|------------------|----------------|------------|-------|-------------|-----|
| 32A Little Ilford Lane, London, E12 5PW [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?query=LON/00BB/HMF/2026/0016">LON/00BB/HMF/2026/0016</a>       | Other                                  | individual                         | £410     | £4,100  | <b>£307.50</b>   | £615           | 2          | 15%   | 23 Jul 2026 | 0.0 |
| 21 Courtland Avenue, Ilford, IG1 3DN [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?query=LON/00BC/HMG/2025/0672">LON/00BC/HMG/2025/0672</a>          | Unlicensed house (selective licensing) | company and individuals            |          | £26,844 | <b>£7,382.10</b> | £14,764.20     | 2          | 55%   | 20 Jun 2026 | 1.3 |
| 146 Osborne Road, London, E7 0PN [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?query=LON/00BB/HMF/2024/0708">LON/00BB/HMF/2024/0708</a>              | Unlicensed HMO                         | company and individuals            |          | £25,200 | <b>£4,410</b>    | £17,640        | 4          | 70%   | 28 Jul 2025 | 1.8 |
| Studio 6, 375 Katherine Road, London, E7 8LT [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?query=LON/00B/HMF/2021/0250">LON/00B/HMF/2021/0250</a>    | Unlicensed house (selective licensing) | company<br>Avenues Estates Limited | £700     |         | <b>£5,330</b>    | £5,330         | 1          |       | 17 Jun 2022 | 2.0 |
| Flat 2, 94 Belgrave Road, Ilford IG1 3AL [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?query=LON/00BC/HMF/2020/0060">LON/00BC/HMF/2020/0060</a>      | Unlicensed HMO                         | individual                         |          |         | <b>£1,413</b>    | £1,413         | 1          |       | 18 Mar 2021 | 1.1 |
| 28 Kensington Gardens, Ilford, Essex, IG1 3EL [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?query=LON/00BC/HMF/2020/0195">LON/00BC/HMF/2020/0195</a> | Unlicensed house (selective licensing) | individual                         | £2,200   |         | <b>£5,280</b>    | £5,280         | 1          |       | 19 Apr 2020 | 1.4 |

| Address, and case ref linked to GOV.UK                                                                                                  | Offence                                | Landlord   | Rent pcm | Maximum    | Per applicant | Ordered, total | Applicants | Share | Decided     | km  |
|-----------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|------------|----------|------------|---------------|----------------|------------|-------|-------------|-----|
| 113 Collins House, Whiting Avenue, Barking IG11 8JT [old rules] [council application]<br>GOV.UK: <a href="#">LON/00AB/HMA/2015/0013</a> | Unlicensed house (selective licensing) | individual |          |            |               | £5,010.69      | council    |       | 31 Dec 2015 | 2.0 |
| 165a Gainsborough Avenue, London E12 6JN [old rules] [council application]<br>GOV.UK: <a href="#">LON/00BB/HMA/2015/0015</a>            | Unlicensed house (selective licensing) | individual |          |            |               | £9,347.31      | council    |       | 14 Dec 2015 | 0.6 |
| 216 Shrewsbury Road, London E7 8QJ [old rules] [council application]<br>GOV.UK: <a href="#">LON/00BB/HMA/2015/0005</a>                  | Unlicensed house (selective licensing) | individual | £1,100   | £11,453.75 |               | £11,453.75     | council    | 100%  | 28 Sep 2015 | 1.6 |
| 66 Rosedale Road, London E7 8AT [old rules] [council application]<br>GOV.UK: <a href="#">LON/00BB/HSR/2015/0002</a>                     | Unlicensed house (selective licensing) | individual | £1,075   |            |               | £3,053.30      | council    |       | 30 Apr 2015 | 1.6 |
| FFF 3 Skeffington Road, London, E6 2NA [old rules] [council application]<br>GOV.UK: <a href="#">LON/00BB/HMA/2014/0013</a>              | Unlicensed house (selective licensing) | individual |          | £10,200    |               | £5,100         | council    | 50%   | 6 Mar 2015  | 1.9 |

## 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  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|------------|----------|------------|------------|-------------|-----|
| 99 Endsleigh Gardens, Ilford, IG1 3EG [period not stated]<br>GOV.UK: <a href="#">LON/00BC/HMF/2025/0853</a>                                                       | Harassment                             | individual | £750     | Dismissed  | 1          | 30 Jul 2026 | 1.2 |
| 147 Strone Road, London, E7 8ET [old rules]<br>GOV.UK: <a href="#">LON/00BB/HMG/2025/0656</a>                                                                     | Unlicensed house (selective licensing) | individual |          | Dismissed  | 1          | 5 May 2026  | 1.7 |
| 92a Hampton Road, London, E7 0NU [old rules] [figures not yet checked]<br>GOV.UK: <a href="#">LON/00BB/HMG/2024/0029</a>                                          | Unlicensed HMO                         | individual | £1,200   | Order made | 1          | 3 Dec 2024  | 1.8 |
| 52A, Little Ilford Lane, London E12 5PW [old rules]<br>GOV.UK: <a href="#">LON/00BB/HMF/2022/0065</a>                                                             | Improvement notice not complied with   | individual |          | Struck out | 1          | 1 Dec 2022  | 0.0 |
| Flat 28, 2-20 Hainault Street, 4th Floor, Spectrum Towers, Ilford IG1 4GZ [old rules] [figures not yet checked]<br>GOV.UK: <a href="#">LON/00BC/HMG/2019/0019</a> | Unlicensed house (selective licensing) | individual |          | Order made | 1          | 14 Feb 2020 | 1.4 |
| 27A Wanstead Park Road, Ilford IG1 3TG [old rules]<br>GOV.UK: <a href="#">LON/00BC/HMK/2019/0022</a>                                                              | Unlicensed house (selective licensing) | individual | £1,150   | Dismissed  | 2          | 25 Jul 2019 | 0.7 |