

Rent repayment orders near E5 9PB

Generated 18 Oct 2026. Decisions within 2 km of E5 9PB. 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=E5+9PB>

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What the tribunal ordered

41 decisions in this search (30 ended in a rent repayment order). In 28 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	79% (30 of 38)	89% (8 of 9)	76% (22 of 29)
Typical amount ordered, per applicant	£4,304 (n=28)	£3,544 (n=8)	£5,482 (n=20)
Typical amount ordered, per decision	£11,910 (n=28, typically 3 applicants)	£7,814 (n=8, typically 2 applicants)	£14,576 (n=20, typically 3 applicants)
Typical share of the maximum the tribunal could award	70% (n=16)	too few (n=2)	70% (n=14)

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
1 Belvedere Road, London, E10 7NW [old rules] GOV.UK: LON/00BH/HMF/2025/0712	Unlicensed HMO	company Filey Properties Limited		£6,422.37	£3,853.42	£3,853.42	1	60%	30 Oct 2025	1.3
5 Apprentice Way, London E5 8TW [old rules] GOV.UK: LON/00AM/HMF/2025/0675	Unlicensed house (selective licensing)	individual	£832		£3,278.08	£3,278.08	1		5 Oct 2025	1.0
228 Wigan House, Warwick Grove, London, E5 9JB . [old rules] GOV.UK: LON/00AM/HMF/2024/0672	Unlicensed HMO	individual		£23,500	£3,133.33	£9,400	3	40%	1 Sep 2025	0.7
Unit G30 Olympic House Somerford Grove, London N16 7RZ [old rules] GOV.UK: LON/00AM/HMF/2021/0284	Unlicensed HMO	company Somerford Assets 3 Ltd	£1,625	£14,878.40	£3,471.67	£10,415	3	70%	7 Mar 2025	2.0
Flat 310 Olympic House 12 Somerford Grove, London N16 7TY [old rules] GOV.UK: LON/00AM/HMF/2021/0289	Unlicensed HMO	company Somerford Assets 3 Ltd	£1,733.33		£3,507	£10,521	3		7 Mar 2025	2.0
Flat 318 Olympic House 12 Somerford Grove, London N16 7TY [old rules] GOV.UK: LON/00AM/HMF/2021/0234	Unlicensed HMO	company Somerford Assets 3 Ltd	£2,491.66	£29,899.92	£6,976.67	£20,930	3	70%	7 Mar 2025	2.0

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
Flat 306 Olympic House 12 Somerford Grove, London N16 7TY [old rules] GOV.UK: LON/00AM/HMF/2021/0288	Unlicensed HMO	company Somerford Assets 3 Ltd	£1,725	£3,792.47	£884.91	£2,654.73	3	70%	7 Mar 2025	2.0
Flat 301 Olympic House 12 Somerford Grove, London N16 7TY [old rules] GOV.UK: LON/00AM/HMF/2021/0184	Unlicensed HMO	company Somerford Assets 3 Ltd	£2,340		£11,934	£23,868	2		7 Mar 2025	2.0
Flat 206 Olympic House 12 Somerford Grove, London N16 7TY [old rules] GOV.UK: LON/00AM/HMF/2021/0157	Unlicensed HMO	company Somerford Assets 3 Ltd	£1,820		£5,096	£15,288	3		7 Mar 2025	2.0
Flat 201 Olympic House 12 Somerford Grove, London N16 7TY [old rules] GOV.UK: LON/00AM/HMF/2021/0232	Unlicensed HMO	company Somerford Assets 3 Ltd	£2,191	£26,292	£6,864	£20,592	3	78%	7 Mar 2025	2.0
Flat 401 Olympic House 12 Somerford Grove, London N16 7TY [old rules] GOV.UK: LON/00AM/HMF/2021/0290	Unlicensed HMO	company Somerford Assets 3 Ltd			£5,865.75	£23,463	4		7 Mar 2025	2.0
Flat 12 Simpson House 2 Somerford Grove, London N16 7TX [old rules] GOV.UK: LON/00AM/HMF/2021/0286	Unlicensed HMO	company Simpson House 3 Ltd	£2,340	£27,906.64	£6,511.67	£19,535	3	70%	7 Mar 2025	2.0
Flat 10, Simpson House Somerford Grove, London N16 7TX [old rules] GOV.UK: LON/00AM/HMF/2021/0179	Unlicensed HMO	company Simpson House 3 Ltd	£2,340		£6,931.50	£13,863	2		7 Mar 2025	2.0
Flat 2, Simpson House 2 Somerford Grove, London N16 7TX [old rules] GOV.UK: LON/00AM/HMF/2021/0202	Unlicensed HMO	company Simpson House 3 Ltd	£2,145	£25,740	£6,006	£18,018	3	70%	7 Mar 2025	2.0
Flat 1B Simpson House 2 Somerford Grove, London N16 7TX [old rules] GOV.UK: LON/00AM/HMF/2021/0230	Unlicensed HMO	company Simpson House 3 Ltd	£2,448.33	£29,379.96	£5,141.75	£20,567	4	70%	7 Mar 2025	2.0
Flat 9 Simpson House 2 Somerford Grove, London N16 7TX [old rules] GOV.UK: LON/00AM/HMF/2021/0241	Unlicensed HMO	company Simpson House 3 Ltd		£26,520	£6,188	£18,564	3	70%	7 Mar 2025	2.0
16B Lampard Grove London N16 6UZ [old rules] GOV.UK: LON/00AM/HMF/2022/0099	Unlicensed house (selective licensing)	individual		£5,326	£2,130.40	£2,130.40	1	40%	15 Jan 2025	1.6
15a Urswick Road London E9 6EG [old rules] GOV.UK: LON/00AM/HMF/2023/0183	Unlicensed HMO	individual	£2,000	£21,835	£5,822.67	£17,468	3	80%	19 Aug 2024	1.5
Flat 12, 131 Clapton Common, London, E5 9AB [old rules] GOV.UK: LON/00AM/HMF/2023/0137	Unlicensed HMO	company Clapton Investments Ltd	£960	£11,400	£9,120	£9,120	1	80%	26 Feb 2024	1.7
59A Upper Clapton Road E5 8AY [old rules] GOV.UK: LON/00AM/HMF/2022/0167	Unlicensed HMO	individual	£1,887	£22,644	£943.50	£5,661	6	25%	14 Mar 2023	0.6
23 Sach Road, London E5 9LY [old rules] GOV.UK: LON/00AM/HMF/2021/0259	Unlicensed HMO	company and individuals Goldpearl Estates Ltd	£2,250		£3,085.71	£21,600	7		15 Jun 2022	0.4
13B Bayston Road, London, N16 7LU [old rules] GOV.UK: LON/00AM/HMF/2021/0153	Unlicensed house (selective licensing)	individual	£1,200		£3,450	£6,900	2		6 May 2022	1.7
36 Morieux Road, London, E10 7LL [old rules] GOV.UK: LON/00BH/HMG/2021/0027	Unlicensed HMO	individual	£1,250	£9,702.23	£3,638.34	£7,276.67	2	75%	8 Mar 2022	1.4

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
106 Stellman close, London E5 8QZ [old rules] GOV.UK: LON/00AM/HMG/2021/0026	Unlicensed HMO	individual		£6,760	£3,380	£6,760	2	100%	9 Feb 2022	1.4
19 Trehurst Street, London E5 0EB [old rules] GOV.UK: LON/00AM/HMF/2021/0063	Unlicensed HMO	individual			£4,175.50	£8,351	2		29 Nov 2021	1.6
Flat, 1 & 2, 146 Albion Road, London N16 7 PA [old rules] GOV.UK: LON/00AM/HMF/2021/0061	Unlicensed HMO	individual	£1,900		£4,433.33	£13,300	3		1 Oct 2021	1.8
Flat 8 Ellington House 148 Southwold Road London E5 9PB : / [old rules] GOV.UK: view decision	Harassment	individual	£700		£2,100	£4,200	2		22 Jul 2021	0.0
Flat 8 & 10, Simpson House, 2 Somerford Grove, London, N16 7TX & [old rules] GOV.UK: LON/00AM/HMF/2020/0236	Unlicensed HMO	company			£6,140.32	£18,420.96	3		21 Jul 2021	2.0

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
263 Boundary Road, London, E17 8NE [old rules] GOV.UK: LON/00BH/HMF/2024/0621	Unlicensed HMO	individual	£2,100	Dismissed	1	2 Feb 2026	1.9
58 George Downing Estate, London N16 6BE [old rules] [figures not yet checked] GOV.UK: LON/00AM/HMF/2023/0181	Unlicensed HMO	individual		Order made	3	5 Jan 2026	1.5
Flat 24, Bridge Court, Lea Bridge Road, London E10 7JS [old rules] GOV.UK: LON/00BH/HMG/2025/0625	Unlicensed house (selective licensing)	individual		Dismissed	2	14 Oct 2025	1.8
Flat 305 Olympic House 12 Somerford Grove, London N16 7TY [old rules] GOV.UK: LON/00AM/HMF/2021/0293	Unlicensed HMO	company Somerford Assets 3 Ltd		Dismissed	4	7 Mar 2025	2.0
Flat 13 Simpson House 2 Somerford Grove, London N16 7TX : LO/00 [old rules] GOV.UK: view decision	Unlicensed HMO	company Simpson House 3 Ltd		Dismissed	3	7 Mar 2025	2.0
Flat 1, 35 Reighton Road, London, E5 8SQ [old rules] GOV.UK: LON/00AM/HMF/2024/0010	Unlicensed HMO	company DIP Systems (UK) Limited		Out of time or no jurisdiction	4	2 Sep 2024	0.9
58 George Downing Estate, Cazenove Road, London N16 6BE [old rules] GOV.UK: LON/00AM/HMF/2022/0200	Unlicensed HMO	individual		Struck out	4	22 Jul 2024	1.5
Flat 3, 8 Reighton Road, London, E5 8SG [old rules] GOV.UK: LON/00AM/HMF/2023/0323	Unlicensed HMO	company Bostall Estates Limited	£2,426.67	Out of time or no jurisdiction	3	7 May 2024	0.9
12A Heyworth Road, London, E5 8DR [old rules] GOV.UK: LON/00AM/HMF/2023/0117	Unlicensed HMO	individual	£2,925	Dismissed	5	14 Dec 2023	0.9
16B Lampard Grove, London N16 6UZ [old rules] [figures not yet checked] GOV.UK: LON/00AM/HMF/2022/0287	Unlicensed house (selective licensing)	company and individuals	£900	Order made	1	30 Jun 2023	1.6

Showing the 10 most recent of 13. 3 more, and the rest of this search, are in the full list online: <https://rentrisecheck.uk/rro/search?postcode=E5+9PB>