Rent repayment orders near GU2 7NJ

Generated 18 Oct 2026. Decisions within 10 km of GU2 7NJ. 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=GU2+7NJ

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

17 decisions in this search (15 ended in a rent repayment order). In 15 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	88% (15 of 17)	92% (12 of 13)	too few (3 of 4)
Typical amount ordered, per applicant	£3,000 (n=13)	£3,810 (n=10)	too few (n=3)
Typical amount ordered, per decision	£3,000 (n=15, typically 2 applicants)	£3,700 (n=12, typically 2 applicants)	too few (n=3)
Typical share of the maximum the tribunal could award	36% (n=8)	63% (n=6)	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.

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
69 Park Barn Drive, Guildford, Surrey, GU2 8ER [old rules] GOV.UK: CHI/43UD/HMF/2024/0018	Unlicensed HMO	individual	£845	£4,225	**£1,338.57**	£1,338.57	1	32%	17 Feb 2025	1.8
11 Eastbrook Close, Woking GU21 5DQ /BS [old rules] GOV.UK: CHI/43UM/HMG/2023/0003	Unlicensed house (selective licensing)	individual	£850	£1,566.01	**£391.50**	£391.50	1	25%	3 May 2024	9.8
11 Romans Close, Guildford, GU1 2ST [old rules] GOV.UK: CHI/43UD/HMK/2023/0001	Unlicensed HMO	individual			**£2,925.89**	£8,777.66	3		3 Apr 2024	2.9
25 Bramwell Place, 99 Chertsey Road, Woking, Surrey, GU21 5BL [old rules] GOV.UK: CHI/43UM/HMF/2021/0021	Unlicensed house (selective licensing)	individual	£1,500		**£4,500**	£9,000	2		8 Dec 2021	9.5
Room 4, 30 Woodbridge Road, Guildford, Surrey GU1 1ED [old rules] GOV.UK: CHI/43UD/HMF/2020/0027	Unlicensed HMO	individual	£500	£3,000	**£3,000**	£3,000	1	100%	1 Apr 2021	0.9
130 Guildford Park Avenue, Guildford, Surrey GU2 7NN [old rules] GOV.UK: CHI/43UD/HMF/2020/0013	Unlicensed HMO	individual	£2,800		**£3,401.43**	£17,007.13	5		31 Mar 2021	0.2
34 Sheepfold Road, Guildford, GU2 9TT [old rules] GOV.UK: CHI/43UD/HMB/2020/0004	Illegal eviction	individual	£800		**£1,600**	£1,600	1		12 Feb 2021	2.1

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
1 The Ridges, Guildford, Surrey GU3 1LH [old rules] GOV.UK: CHI/43UD/HMF/2020/0033	Unlicensed HMO	individual	£1,905.83		**£4,217.70**	£21,088.52	5		11 Feb 2021	2.0
Room 6, 30 Woodbridge Road, Guildford, Surrey GU1 1ED [old rules] GOV.UK: CHI/43UD/HMF/2020/0030	Unlicensed HMO	individual	£400	£4,400	**£4,400**	£4,400	1	100%	4 Feb 2021	0.9
96, Enterprise Place, 175 Church St East, Woking, Surrey GU21 6AG [old rules] GOV.UK: CHI/43UM/HMF/2020/0024	Unlicensed house (selective licensing)	individual	£1,250	£15,000	**£6,478**	£12,956	2	86%	10 Dec 2020	9.5
Flat 36 Enterprise Place, 175 Church Street East, Woking, Surrey GU21 6AD [old rules] GOV.UK: CHI/43UM/HMG/2020/0002	Unlicensed house (selective licensing)	individual	£1,200	£14,242.19	**£5,700**	£5,700	1	40%	15 May 2020	9.5
3 Winston Lodge, 12a Commercial Way, Woking, Surrey, GU21 6ET [old rules] [council application] GOV.UK: CHI/43UM/HSE/2019/0004	Unlicensed house (selective licensing)	individual				£535.38	council		27 Apr 2020	9.1
17 Jarman Court, 68 Maybury Road, Woking GU21 5JD [old rules] GOV.UK: CHI/43UM/HMJ/2019/0003	Unlicensed house (selective licensing)	company Janic Limited		£5,280	**£660**	£1,320	2	25%	4 Dec 2019	9.5
Flat 6 Jarman Court, 68 Maybury Road, Woking, GU21 5JD [old rules] GOV.UK: view decision	Unlicensed house (selective licensing)	company Woburn 6 Limited		£2,058	**£257.25**	£514.50	2	25%	3 Dec 2019	9.5
3 Courtenay Road, Woking, Surrey GU21 5HG [old rules] [council application] GOV.UK: CHI/43UM/HSE/2019/0001	Unlicensed house (selective licensing)	individual				£2,500.32	council		19 Jul 2019	9.9

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
2 Guildford Park Avenue GU2 7NJ [old rules] GOV.UK: CHI/43UD/HMB/2022/0010	Illegal eviction	company	£1,350	Dismissed	2	11 May 2023	0.0
12 Moorholme, Woking, Surrey, GU22 7QZ [old rules] GOV.UK: CHI/43UM/HMF/2019/0004	Unlicensed HMO	individual	£1,400	Dismissed	5	23 Oct 2019	8.2

Past decisions are not a prediction. The tribunal decides each case on its facts, including the landlord's and tenant's conduct.
This is information, not legal advice. For advice about your situation, contact Shelter (0808 800 4444) or a local renters' union.