

Rent repayment orders near GU21 5BL

Generated 18 Oct 2026. Decisions within 2 km of GU21 5BL. 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=GU21+5BL>

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

11 decisions in this search (10 ended in a rent repayment order). In 10 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	91% (10 of 11)	90% (9 of 10)	too few (1 of 1)
Typical amount ordered, per applicant	£1,071 (n=7)	£2,786 (n=6)	too few (n=1)
Typical amount ordered, per decision	£2,071 (n=10, typically 2 applicants)	£2,142 (n=9, typically 2 applicants)	too few (n=1)
Typical share of the maximum the tribunal could award	25% (n=5)	too few (n=4)	too few (n=1)

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
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	0.5
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	0.0
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	0.1
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	0.1
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	0.5
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	0.2

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
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	0.2
10 Arnold Road, Woking, GU21 5JU [old rules] GOV.UK: CHI/43UM/HMK/2019/0001	Unlicensed house (selective licensing)	individual	£1,175		£1,071	£2,142	2		10 Sep 2019	1.1
6 Eve Road, Woking, Surrey GU21 5JT [old rules] [council application] GOV.UK: CHI/43UM/HSE/2019/0002	Unlicensed house (selective licensing)	individual				£2,000	council		24 Jul 2019	1.0
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	0.5

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
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	1.3