Rent repayment orders near IG1 3EL

Generated 19 Oct 2026. Decisions within 5 km of IG1 3EL. 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=IG1+3EL

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What the tribunal ordered

80 decisions in this search (59 ended in a rent repayment order). In 58 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	81% (59 of 73)	91% (41 of 45)	64% (18 of 28)
Typical amount ordered, per applicant	£4,281 (n=45)	£4,866 (n=27)	£3,880 (n=18)
Typical amount ordered, per decision	£6,548 (n=58, typically 2 applicants)	£6,018 (n=40, typically 1 applicant)	£8,516 (n=18, typically 2 applicants)
Typical share of the maximum the tribunal could award	75% (n=30)	98% (n=16)	62% (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
32A Little Ilford Lane, London, E12 5PW [old rules] GOV.UK: LON/00BB/HMF/2026/0016	Other	individual	£410	£4,100	**£307.50**	£615	2	15%	23 Jul 2026	1.4
21 Courtland Avenue, Ilford, IG1 3DN [old rules] GOV.UK: LON/00BC/HMG/2025/0672	Unlicensed house (selective licensing)	company and individuals		£26,844	**£7,382.10**	£14,764.20	2	55%	20 Jun 2026	0.3
14a Osborne Road, London, E10 5QW [old rules] GOV.UK: LON/00BH/HMF/2025/0822	Unlicensed house (selective licensing)	individual		£7,500	**£1,875**	£1,875	1	25%	29 Apr 2026	4.9
Flat 3 High Stone Apartments, 509 High Road, Leytonstone, E11 4ZG [old rules] GOV.UK: LON/00BH/HMF/2025/0629	Unlicensed HMO	company Gopalakrisnan Properties Limited	£1,970	£16,440	**£6,165**	£12,330	2	75%	15 Jan 2026	3.7
15 Dyson Road, London, E11 1NA [old rules] GOV.UK: LON/00BH/HMG/2025/0616	Unlicensed house (selective licensing)	company DNA-RDA Limited	£1,996.08	£23,953	**£1,796.47**	£7,185.90	4	30%	4 Nov 2025	3.5
72 Emily Duncan Place, Woodgrange Road, Forest Gate, London, E7 0BB [old rules] GOV.UK: LON/00BB/HMG/2025/0610	Unlicensed house (selective licensing)	individual	£1,450		**£1,607.25**	£1,607.25	1		27 Oct 2025	2.8

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
146 Osborne Road, London, E7 0PN [old rules] GOV.UK: LON/00BB/HMF/2024/0708	Unlicensed HMO	company and individuals		£25,200	**£4,410**	£17,640	4	70%	28 Jul 2025	2.5
596A High Road Leytonstone, London, E11 3DA [old rules] GOV.UK: LON/00BH/HMG/2024/0023	Unlicensed house (selective licensing)	individual	£1,050	£11,362.84	**£8,522.13**	£8,522.13	1	75%	17 Oct 2024	3.4
(x2) 14 Forest Drive East, London E11 1JY [old rules] GOV.UK: LON/00BH/HMF/2023/0125	Unlicensed HMO	individual			**£4,254.87**	£8,509.74	2		17 Oct 2023	4.0
71a Poppleton Road, London, E11 1LS [old rules] GOV.UK: LON/00BH/HMF/2022/0159	Unlicensed house (selective licensing)	individual		£1,180	**£885**	£885	1	75%	16 Oct 2023	3.6
Flat A, 90 Vansittart Road, London E7 0AA [old rules] GOV.UK: LON/00BH/HMF/2022/0204	Unlicensed house (selective licensing)	individual		£8,000	**£2,000**	£2,000	1	25%	14 Jul 2023	3.0
Flat 115, Memorial Heights, Monarch Way, Ilford, Essex, IG2 7HS [old rules] GOV.UK: LON/00BC/HMF/2022/0222	Unlicensed house (selective licensing)	individual	£1,100	£13,200	**£4,620**	£9,240	2	70%	26 Jun 2023	2.3
12 Creighton Avenue, London E6 3DS [old rules] GOV.UK: LON/00BB/HMF/2022/0268	Unlicensed HMO	individual	£1,600	£19,200	**£4,160**	£12,480	3	65%	23 Jun 2023	4.2
Flat 38 Oakside Court Fencepiece Road, Ilford Essex IG6 2PH [old rules] GOV.UK: LON/00BC/HMF/2022/0217	Unlicensed house (selective licensing)	individual		£16,200	**£3,240**	£6,480	2	40%	19 Apr 2023	3.6
66 Creighton Avenue E6 3DS NEW [old rules] GOV.UK: LON/00BB/HMF/2022/0122	Unlicensed HMO	individual		£20,645.50	**£2,478.54**	£12,392.70	5	60%	17 Mar 2023	4.2
48 Hulse Avenue IG11 9UW [old rules] GOV.UK: LON/00AB/HMF/2022/0055	Illegal eviction	individual			**£5,583.43**	£22,333.71	4		14 Feb 2023	3.4
375 Green Street, London E13 9AU [old rules] GOV.UK: LON/00BB/HMB/2021/0008	Illegal eviction	individual	£300	£3,600	**£3,600**	£3,600	1	100%	21 Dec 2022	3.9
5 Dawlish Drive, Ilford, Essex, IG3 9ED [old rules] GOV.UK: LON/00BC/HMJ/2022/0001	Unlicensed house (selective licensing)	individual	£2,382		**£24,414.18**	£24,414.18	1		28 Sep 2022	2.9
174 Upton Lane, London, E7 9NN [old rules] GOV.UK: LON/00BB/HMB/2022/0003	Unlicensed HMO	individual	£450		**£2,825**	£2,825	1		10 Aug 2022	3.6
288 Murchison Road, London E10 6LU [old rules] GOV.UK: LON/00BH/HMG/2021/0024	Unlicensed house (selective licensing)	individual		£3,008	**£2,100**	£2,100	1	70%	20 Jul 2022	4.3
178 Langthorne Road, London, E11 4HS [old rules] GOV.UK: LON/00BH/HMB/2021/0016	Harassment	individual			**£5,894.47**	£11,788.94	2		7 Jul 2022	4.3
Studio 6, 375 Katherine Road, London, E7 8LT [old rules] GOV.UK: LON/00B/HMF/2021/0250	Unlicensed house (selective licensing)	company Avenues Estates Limited	£700		**£5,330**	£5,330	1		17 Jun 2022	3.1
83 Coopers Lane London E10 5DG [old rules] GOV.UK: LON/00BH/HMG/2022/0001	Unlicensed house (selective licensing)	individual	£1,500	£9,750	**£4,875**	£9,750	2	100%	13 Jun 2022	4.8
135 Hainault Road, London, E11 1DT [old rules] GOV.UK: LON/00BH/HMF/2021/0143	Unlicensed HMO	individual	£491.67		**£5,025**	£5,025	1		20 Apr 2022	4.2
83 Skeltons Lane, London E10 5BS [old rules] GOV.UK: LON/00BH/HMF/2021/0140	Unlicensed HMO	individual	£2,000		**£266.67**	£800	3		6 Dec 2021	5.0

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Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
3 Aylmer Road, London E11 3AD [old rules] GOV.UK: LON/00BH/HMF/2021/0135	Unlicensed house (selective licensing)	individual		£5,350.72	**£4,280.57**	£4,280.57	1	80%	15 Nov 2021	3.2
116 Upney Lane, Barking Essex IG11 9LR [old rules] GOV.UK: LON/00AB/HMK/2020/0030	Unlicensed HMO	company Filrooms Limited	£606.66	£6,673.26	**£6,673.26**	£6,673.26	1	100%	23 Sep 2021	3.6
72 Aldborough Road South, Ilford, Essex, IG3 8EX [old rules] GOV.UK: LON/00BC/HMF/2021/0038	Unlicensed house (selective licensing)	individual	£1,250		**£3,125**	£6,250	2		8 Sep 2021	2.4
1079 High Road, Chadwell Heath, Romford, Essex, RM6 4AU [old rules] GOV.UK: LON/00BC/HMJ/2021/0001	Unlicensed house (selective licensing)	company Chadwell Holdings Limited	£710	£7,284.75	**£6,920.51**	£6,920.51	1	95%	23 Aug 2021	4.5
119A Maybank Road, London E18 1EJ [old rules] GOV.UK: LON/00BC/HMF/2020/0035	Unlicensed house (selective licensing)	individual	£1,175	£12,204.84	**£6,102.42**	£12,204.84	2	100%	19 Jul 2021	3.8

Showing the 30 most recent of 58. 28 more, and the rest of this search, are in the full list online: https://rentrisecheck.uk/rro/search?postcode=IG1+3EL

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
128D George Lane, London E18 1AD [period not stated] GOV.UK: LON/00BC/HMF/2026/0030	Unlicensed house (selective licensing)	company Ferman Property Ltd		Out of time or no jurisdiction	1	25 Aug 2026	3.7
99 Endsleigh Gardens, Ilford, IG1 3EG [period not stated] GOV.UK: LON/00BC/HMF/2025/0853	Harassment	individual	£750	Dismissed	1	30 Jul 2026	0.3
Flat 1, 570 Cranbrook Road, Ilford, Essex, IG2 6RE [period not stated] GOV.UK: LON/00BC/HMG/2026/0001	Unlicensed house (selective licensing)	company The Interview Room Limited		Out of time or no jurisdiction	1	26 Jul 2026	1.8
51 Castleview Gardens, London, IG1 3QF [old rules] GOV.UK: LON/00BC/HMF/2025/0856	Unlicensed HMO	individual		Dismissed	4	15 Jun 2026	1.1
147 Strone Road, London, E7 8ET [old rules] GOV.UK: LON/00BB/HMG/2025/0656	Unlicensed house (selective licensing)	individual		Dismissed	1	5 May 2026	2.8
20b St Georges Road, Forest Gate, Newham, London E7 8HY [old rules] GOV.UK: LON/00BB/HMC/2024/0600	Improvement notice not complied with	individual		Dismissed	1	29 Sep 2025	3.4
7 Plashet Road, London, E13 0PZ [old rules] GOV.UK: LON/00BB/HMF/2024/0264	Unlicensed HMO	company and individuals		Dismissed	1	22 Apr 2025	4.0
1 Farely Drive, Ilford, IG3 8LT . [old rules] [figures not yet checked] GOV.UK: LON/00BC/HMF/2023/0322	Unlicensed HMO	company and individuals Clevarent Ltd		Order made	1	24 Feb 2025	2.6
92a Hampton Road, London, E7 0NU [old rules] [figures not yet checked] GOV.UK: LON/00BB/HMG/2024/0029	Unlicensed HMO	individual	£1,200	Order made	1	3 Dec 2024	2.5
52B Terrace Road, London, E13 0PB [old rules] [figures not yet checked] GOV.UK: LON/00BB/HMG/2024/0017	Unlicensed HMO	individual		Order made	1	25 Oct 2024	4.4

Showing the 10 most recent of 21. 11 more, and the rest of this search, are in the full list online: https://rentrisecheck.uk/rro/search?postcode=IG1+3EL

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