

Rent repayment orders near IG11 7AU

Generated 25 Oct 2026. Decisions within 5 km of IG11 7AU. 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=IG11+7AU>

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What the tribunal ordered

91 decisions in this search (71 ended in a rent repayment order). In 74 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	83% (71 of 86)	91% (43 of 47)	72% (28 of 39)
Typical amount ordered, per applicant	£3,600 (n=53)	£3,700 (n=22)	£3,600 (n=31)
Typical amount ordered, per decision	£6,320 (n=74, typically 1 applicant)	£6,400 (n=43, typically 1 applicant)	£5,400 (n=31, typically 2 applicants)
Typical share of the maximum the tribunal could award	75% (n=45)	100% (n=22)	65% (n=23)

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	2.5
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	3.6
49 George Court, 3 Shackleton Way, London E16 2XL [old rules] GOV.UK: LON/00BB/HMG/2025/0641	Unlicensed HMO	company		£1,800	£1,800	£1,800	1	100%	20 Apr 2026	3.0
327 Tollgate Road, London, E6 5YF [old rules] GOV.UK: LON/00BB/HMF/2025/0698	Unlicensed HMO	company and individuals Signature Lettings Ltd	£600	£7,568	£5,390.40	£5,390.40	1	80%	5 Feb 2026	2.5
Flat 168 Building 22 Cadogan Road, SE18 6YN [old rules] GOV.UK: LON/00AL/HMF/2025/0719	Unlicensed HMO	individual		£6,859.50	£3,251	£3,251	1	47%	2 Dec 2025	4.5
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	£3,571.67	£1,607.25	£1,607.25	1	45%	27 Oct 2025	4.1

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
47 Bushgrove Road [old rules] GOV.UK: LON/00AB/HMF/2025/0655	Unlicensed house (selective licensing)	individual	£1,600		£2,880	£5,760	2		23 Oct 2025	4.1
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	3.5
Reconvene 3 Fox Close, London E16 1NU [old rules] GOV.UK: LON/00BB/HMF/2023/0033	Unlicensed HMO	individual	£720	£8,640	£3,951.86	£3,951.86	1	46%	11 Jun 2025	4.7
1 Farely Drive, Ilford, IG3 8LT . [old rules] GOV.UK: LON/00BC/HMF/2023/0322	Unlicensed HMO	company and individuals Clevarent Ltd		£6,300	£4,725	£4,725	1	75%	24 Feb 2025	3.7
26 Emerald Close, London, E16 3TS [old rules] GOV.UK: LON/00BB/HMF/2024/0173	Unlicensed HMO	individual		£13,960	£4,886	£9,772	2	70%	20 Dec 2024	3.4
116 Meath Road, London E15 3DR [old rules] GOV.UK: LON/00BB/HMF/2023/0060	Unlicensed HMO	individual		£4,650.69	£2,520.41	£2,520.41	1	54%	25 Nov 2024	4.7
52B Terrace Road, London, E13 0PB [old rules] GOV.UK: LON/00BB/HMG/2024/0017	Unlicensed HMO	individual		£3,185	£2,590.40	£2,590.40	1	81%	25 Oct 2024	3.8
9 Byron Avenue, Manor Park, London, E12 6ST [old rules] GOV.UK: LON/00BB/HMF/2024/0112	Unlicensed HMO	individual	£800	£5,600	£2,940	£2,940	1	70%	7 Oct 2024	2.2
205 Bonham Road, Dagenham, RM8 3BL [old rules] GOV.UK: LON/00AB/HMG/2024/0027	Unlicensed house (selective licensing)	individual	£1,400		£2,293	£2,293	1		17 Sep 2024	4.4
10 Harland Heights, 1 Wallis Walk, Becton, London, E16 2XR [old rules] GOV.UK: LON/00BB/HMF/2023/0318	Unlicensed house (selective licensing)	company ERG RAW Limited	£1,225	£10,000.28	£3,250	£6,500	2	65%	28 Aug 2024	3.0
30 Croombs Rd London E16 3RY [old rules] GOV.UK: LON/00BB/HMF/2023/0272	Unlicensed HMO	individual			£3,632.26	£7,264.52	2		9 May 2024	3.7
57 Miles Drive, London, SE28 0NE [old rules] GOV.UK: LON/00AL/HMK/2022/0007	Unlicensed HMO	company Delucter Ltd		£5,400	£5,400	£5,400	1	100%	6 Nov 2023	3.6
6 Wilberforce Court, Byron Close SE28 8AB [old rules] GOV.UK: LON/00AL/HMF/2023/0136	Unlicensed HMO	individual		£12,960	£3,240	£6,480	2	50%	9 Oct 2023	4.4
4 Nassau Path, London SE28 8AN [old rules] GOV.UK: LON/00AL/HMF/2021/0162	Unlicensed HMO	individual			£4,752	£9,504	2		24 Sep 2023	4.5
4 Nassau Path, London SE28 8AN [old rules] [same decision as LON/00AL/HMF/2021/0162] GOV.UK: LON/00AL/HMF/2021/0248	Unlicensed HMO	individual			£4,752	£9,504	2		24 Sep 2023	4.5
52 Wanlip Road, London E13 8QP [old rules] GOV.UK: LON/00BB/HMB/2023/0003	Illegal eviction	individual			£6,300	£12,600	2		15 Sep 2023	3.7
7 Butteridges Close, Dagenham, Essex RM9 6YD [old rules] GOV.UK: LON/00AB/HMF/2023/0072	Unlicensed house (selective licensing)	individual	£1,200	£14,400	£7,200	£14,400	2	100%	4 Aug 2023	4.5
147 Barrier Point Road, London, E16 2SE [old rules] GOV.UK: LON/00BB/HMB/2022/0017	Harassment	individual	£1,450	£10,800	£1,868.58	£3,737.16	2	35%	20 Jul 2023	4.9
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	4.6

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
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	4.7
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	2.6
30 Young Road, London E16 3RR [old rules] GOV.UK: LON/00BB/HMF/2022/0276	Unlicensed HMO	individual	£750		£699.50	£699.50	1		4 May 2023	3.7
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	2.6
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	1.3

Showing the 30 most recent of 75. 45 more, and the rest of this search, are in the full list online:
<https://rentrisecheck.uk/ro/search?postcode=IG11+7AU>

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] GOV.UK: LON/00BC/HMF/2025/0853	Harassment	individual	£750	Dismissed	1	30 Jul 2026	3.6
51 Castlevew Gardens, London, IG1 3QF [old rules] GOV.UK: LON/00BC/HMF/2025/0856	Unlicensed HMO	individual		Dismissed	4	15 Jun 2026	4.9
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	2.9
64 Atkinson Road, Newham, London E16 3LS [old rules] GOV.UK: LON/00BB/HMF/2025/0700	Unlicensed HMO	individual		Dismissed	4	7 Oct 2025	3.6
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	3.6
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	3.8
23 York Close, London, E6 5QN [old rules] GOV.UK: LON/00BB/HMF/2024/0176	Harassment	individual		Dismissed	2	10 Mar 2025	3.1
92a Hampton Road, London, E7 0NU [old rules] GOV.UK: LON/00BB/HMG/2024/0029	Unlicensed HMO	individual	£1,200	Out of time or no jurisdiction	1	3 Dec 2024	3.6
66 Capel Gardens, Ilford, IG3 9DG [old rules] GOV.UK: LON/00BC/HMB/2024/0001	Violence for securing entry	individual	£800	Dismissed	1	3 Sep 2024	2.5
331 Tollgate Road E6 5YF [old rules] GOV.UK: LON/00BB/HMF/2023/0068	Harassment	individual		Out of time or no jurisdiction	1	29 Nov 2023	2.5

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