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What the tribunal ordered

18 decisions in this search (16 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	100% (16 of 16)	too few (4 of 4)	100% (12 of 12)
Typical amount ordered, per applicant	£3,652 (n=15)	too few (n=4)	£3,654 (n=11)
Typical amount ordered, per decision	£5,801 (n=15, typically 2 applicants)	too few (n=4)	£7,603 (n=11, typically 2 applicants)
Typical share of the maximum the tribunal could award	too few (n=4)	too few (n=2)	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
C101, Parliament Square, 8 Crump Street, Liverpool L1 0DQ [old rules] GOV.UK: MAN/00BY/HMG/2024/0606	Unlicensed house (selective licensing)	company			£5,800.97	£5,800.97	1		19 Feb 2026	0.5
33, Lennon Studios, 109, Cambridge Court, Cambridge Street, Liverpool L7 7AG [old rules] GOV.UK: MAN/00BY/HMF/2023/0063	Unlicensed house (selective licensing)	company USAF Management 11 Limited	£7,674.39		£3,451	£3,451	1	45%	10 Dec 2024	0.7
11 Highgate Street, Liverpool, L7 3ET [old rules] GOV.UK: MAN/00BY/HMF/2023/0008	Unlicensed HMO	company Trophy Homes Ltd	£511.33		£3,692.34	£18,461.70	5		15 Jul 2024	1.5
Flat 1804 Horizon Heights, Skelhorne St, Liverpool L3 5GH [old rules] GOV.UK: MAN/00BY/HMF/2023/0042	Unlicensed house (selective licensing)	company Unite Accommodation Management Ltd	£953.33		£2,249.95	£2,249.95	1		13 May 2024	0.8
17 William Henry Street, Liverpool, L3 8BB , 0041, 0043 & 0047 [old rules] GOV.UK: MAN/00BY/HMF/2023/0030	Unlicensed HMO	company Trophy Homes Ltd	£511.33		£5,522	£22,088	4		20 Mar 2024	1.7
9 Highgate Street, Liverpool L7 3ET [old rules] GOV.UK: MAN/00BY/HMF/2022/0033	Unlicensed HMO	company Trophy Homes Ltd	£424.67		£3,521.74	£21,130.41	6		8 Aug 2023	1.5

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applications	Share	Decided	km
Ground Floor Flat, 5 Victoria House, 34-36 Princes Road, Liverpool, L8 1TH [old rules] GOV.UK: MAN/00BY/HMF/2022/0012	Unlicensed HMO	company Trophy Homes Ltd	£381.33		£1,742.40	£3,484.80	2		28 May 2023	1.0
15 Highgate Street, Edge Hill, Liverpool L7 3ET [old rules] GOV.UK: MAN/00BY/HMF/2022/0018	Unlicensed HMO	company West Village Liverpool Limited	£424.67		£1,685.88	£16,858.80	10		9 May 2023	1.5
56 Falkner Street, Liverpool, L8 7QA [old rules] GOV.UK: MAN/00BY/HMF/2022/0019	Unlicensed HMO	individual	£545.45		£6,056.96	£48,455.70	8		28 Apr 2023	0.8
Ground Floor Flat, 5 Victoria House, 34-36 Princes Road, Liverpool, L8 1TH [old rules] GOV.UK: MAN/00BY/HMF/2022/0014	Unlicensed HMO	company Trophy Homes Ltd	£381.33		£3,801.60	£7,603.20	2		28 Mar 2023	1.0
Ground Floor Flat, 5 Victoria House, 34-36 Princes Road, Liverpool, L8 1TH [old rules] GOV.UK: MAN/00BY/HMF/2022/0005	Unlicensed HMO	company Trophy Homes Ltd	£381.33	£4,060	£3,654	£3,654	1	90%	28 Mar 2023	1.0
15 Highgate Street, Liverpool, L7 3ET [old rules] GOV.UK: MAN/00BY/HMF/2020/0026	Unlicensed HMO	company and individuals West Village Liverpool Limited			£3,652	£7,304	2		15 Nov 2021	1.5
Flat 28, Catherine House, 96 – 98 Upper Parliament Street Liverpool L8 7LQ [old rules] GOV.UK: MAN/00BY/HMF/2020/0012	Unlicensed house (selective licensing)	individual	£575	£5,635	£5,635	£5,635	1	100%	17 Sep 2020	0.9
Flat 25, 9 Cornwallis Street, Liverpool, L1 5EL [old rules] GOV.UK: MAN/00BY/HMG/2019/0009	Unlicensed house (selective licensing)	individual	£640		£640	£640	1		2 Oct 2019	0.0
46 Minster Court, Orphan Street, Liverpool, L7 3QD [old rules] GOV.UK: MAN/00BY/HMK/2018/0015	Unlicensed house (selective licensing)	individual		£3,150	£1,575	£1,575	1	50%	13 Jun 2019	1.1

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	Applications	Decided	km
39 Cheapside, Liverpool L2 2SX [old rules] [figures not yet checked] GOV.UK: MAN/00BY/HMG/2024/0010	Unlicensed house (selective licensing)	individual	£750	Order made	1	7 Oct 2025	1.3
9 Highgate Street, Liverpool L7 1PE [old rules] [figures not yet checked] GOV.UK: MAN/00BY/HMF/2024/0018	Unlicensed HMO	company	£424.67	Order made	6	17 Jun 2025	1.7
Flat 36, 40A, Jubilee Drive, Liverpool L7 8SN [old rules] [figures not yet checked] GOV.UK: MAN/00BY/HMG/2023/0002	Unlicensed house (selective licensing)	individual		Order made	1	7 Jun 2024	1.9