Rent repayment orders near M28 3YR

Generated 24 Oct 2026. Decisions within 10 km of M28 3YR. 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=M28+3YR

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

7 decisions in this search (6 ended in a rent repayment order). In 6 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	86% (6 of 7)	–	86% (6 of 7)
Typical amount ordered, per applicant	£1,900 (n=5)	–	£1,900 (n=5)
Typical amount ordered, per decision	£2,056 (n=6, typically 1 applicant)	–	£2,056 (n=6, typically 1 applicant)
Typical share of the maximum the tribunal could award	77% (n=5)	–	77% (n=5)

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.

Only 6 decisions with a checked amount: too few to show a pattern.

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
3 Guildford Road, Manchester M6 8PT [old rules] GOV.UK: MAN/00BN/HMF/2025/0619	Unlicensed HMO	individual	£625	£2,036	**£430**	£430	1	21%	17 Jun 2026	5.9
2A Willows Road, Salford, M5 5TA [old rules] [council application] GOV.UK: MAN/00BR/HSE/2024/0601	Unlicensed house (selective licensing)	individual	£675	£7,274.89		£7,274.89	council	100%	12 Jan 2026	6.8
54 Lockett Gardens, Salford, M3 6BJ [old rules] GOV.UK: MAN/00BR/HMF/2023/0040	Unlicensed HMO	individual	£530		**£2,212.52**	£2,212.52	1		17 Jul 2024	9.8
8 Cliff Avenue, Salford, M7 2HN [old rules] GOV.UK: MAN/00BR/HMF/2023/0013	Unlicensed HMO	company Seven Arches Limited		£3,030.08	**£2,324.64**	£2,324.64	1	77%	5 Dec 2023	8.7
72, Kilcoby Avenue, Swinton, Manchester M27 8AE [old rules] GOV.UK: MAN/00BR/HMB/2022/0003	Unlicensed HMO	individual	£500	£2,000	**£1,900**	£1,900	1	95%	25 Aug 2023	6.1
11 Adelphi Street, Adelphi Wharf 1 Block C, Townhouse 05, Salford M3 6DZ [old rules] GOV.UK: MAN/00BR/HMF/2022/0024	Unlicensed HMO	individual	£1,000	£4,714	**£1,447**	£1,447	1	35%	17 Jul 2023	9.4

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
10 Cowslip Close, Salford M7 1RB [old rules] GOV.UK: MAN/00BR/HMF/2023/0066	Unlicensed HMO	individual	£650	Dismissed	1	17 Dec 2024	9.2

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.