Rent repayment orders near M6 6DP

Generated 25 Oct 2026. Decisions within 10 km of M6 6DP. 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=M6+6DP

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

24 decisions in this search (14 ended in a rent repayment order). In 14 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	58% (14 of 24)	33% (4 of 12)	83% (10 of 12)
Typical amount ordered, per applicant	£2,220 (n=13)	too few (n=4)	£2,220 (n=9)
Typical amount ordered, per decision	£2,326 (n=14, typically 1 applicant)	too few (n=4)	£2,326 (n=10, typically 1 applicant)
Typical share of the maximum the tribunal could award	75% (n=8)	too few (n=1)	77% (n=7)

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
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	2.5
10 Larke Rise, Manchester, M20 2UL [old rules] GOV.UK: MAN/00BN/HMF/2024/0048	Unlicensed HMO	company		£5,005.96	**£4,144.56**	£4,144.56	1	83%	13 Jan 2026	9.1
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	2.3
1 Palatine Avenue, Withington, Manchester M20 3DP & /0039 - 0040 & /0043 [old rules] GOV.UK: MAN/00BN/HMF/2024/0037	Unlicensed HMO	individual			**£3,434.86**	£13,739.44	4		1 Dec 2025	8.2
27 Horton Road, Manchester, M14 7QB [old rules] GOV.UK: MAN/00BN/HMC/2024/0003	Improvement notice not complied with	company	£595	£3,209.72	**£2,327**	£2,327	1	72%	19 May 2025	6.3
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	2.0
39 Ruskin Avenue, Rusholme, Manchester, M14 4DP [old rules] GOV.UK: MAN/00BN/HMF/2023/0012	Unlicensed HMO	individual	£3,120		**£2,220**	£13,320	6		26 Mar 2024	5.6

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
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	1.0
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	2.1
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	1.7
90 Wellington Rd, Fallowfield, Manchester M14 6BL & 0025 [old rules] GOV.UK: MAN/00BN/HMF/2020/0005	Unlicensed HMO	individual	£2,340		**£4,436.38**	£8,872.76	2		3 Nov 2020	7.5
54 Lauderdale Crescent, Manchester; M13 9DP [old rules] GOV.UK: MAN/00BN/HMF/2019/0094	Unlicensed HMO	individual	£380	£3,800	**£760**	£760	1	20%	27 Apr 2020	5.3
84 Heyscroft Road, Withington, Manchester, M20 4UZ [old rules] [same decision as MAN/00BN/HMF/2019/0071] GOV.UK: MAN/00BN/HMF/2019/0074	Unlicensed house (selective licensing)	individual			**£520**	£2,080	4		4 Dec 2019	8.6
84 Heyscroft Road, Withington, Manchester, M20 4UZ [old rules] [same decision as MAN/00BN/HMF/2019/0071] GOV.UK: MAN/00BN/HMF/2019/0073	Unlicensed house (selective licensing)	individual			**£520**	£2,080	4		4 Dec 2019	8.6
84 Heyscroft Road, Withington, Manchester, M20 4UZ [old rules] [same decision as MAN/00BN/HMF/2019/0071] GOV.UK: MAN/00BN/HMF/2019/0072	Unlicensed house (selective licensing)	individual			**£520**	£2,080	4		4 Dec 2019	8.6
84 Heyscroft Road, Withington, Manchester, M20 4UZ [old rules] GOV.UK: MAN/00BN/HMF/2019/0071	Unlicensed house (selective licensing)	individual			**£520**	£2,080	4		4 Dec 2019	8.6
90 Wellington Road, Fallowfield, Manchester, M14 6BL [old rules] GOV.UK: MAN/00BN/HMF/2019/0044	Unlicensed house (selective licensing)	individual			**£4,680**	£14,040	3		27 Nov 2019	7.5

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
10 Cowslip Close, Salford M7 1RB [old rules] GOV.UK: MAN/00BR/HMF/2023/0066	Unlicensed HMO	individual	£650	Dismissed	1	17 Dec 2024	1.5
97 Neil Lane, Chorlton, Manchester, M21 7SW [old rules] GOV.UK: MAN/00BN/HMF/2023/0044	Unlicensed HMO	individual	£2,250	Dismissed	4	24 Jun 2024	7.3
29 Ladybarn Lane, Fallowfield, Manchester, M14 6NG [old rules] GOV.UK: MAN/00BN/HMF/2020/0048	Other	company Sentinel Property Management Ltd		Dismissed	8	23 Aug 2022	7.9
16 Frodsham Street, Manchester, M14 4AU [old rules] [council application] GOV.UK: MAN/00BN/HSD/2021/0001	Unlicensed house (selective licensing)	individual		Dismissed	council	16 Mar 2022	6.1
64 Egerton Road, Fallowfield, Manchester, M14 6RA [old rules] GOV.UK: MAN/00BN/HMF/2020/0033	Unlicensed HMO	individual		Dismissed	8	3 Nov 2021	8.2

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.

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Outcome	Applicants	Decided	km
29 Cawdor Road, Fallowfield, Manchester, M14 6LS [old rules] GOV.UK: MAN/00BN/HMF/2020/0074	Unlicensed HMO	company Pads Ltd	£2,618	Out of time or no jurisdiction	5	17 Oct 2021	7.2
42 Furness Road, Fallowfield, Manchester, M14 6LX [old rules] GOV.UK: MAN/00BN/HMF/2020/0076	Unlicensed HMO	company MAP Property Holdings Ltd		Dismissed	1	10 Aug 2021	7.3
Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ [old rules] GOV.UK: MAN/00BN/HMF/2020/0059	Unlicensed HMO	company Mansion Properties Management Limited		Dismissed	1	17 Jun 2021	7.0
2 Burton Avenue, Manchester, M20 3EL [old rules] GOV.UK: MAN/00BN/HMF/2019/0097	Unlicensed HMO	individual	£2,004.17	Dismissed	6	14 May 2020	8.0
18 Denmark Road, Rusholme, Manchester, M15 6FG [old rules] GOV.UK: MAN/00BN/HMF/2019/0013	Unlicensed HMO	individual		Dismissed	1	23 Mar 2020	5.3

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.