

# Rent repayment orders near M7 2HN

Generated 18 Oct 2026. Decisions within 10 km of M7 2HN. 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=M7+2HN>

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## What the tribunal ordered

27 decisions in this search (17 ended in a rent repayment order). In 16 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                       | 63% (17 of 27)                        | 47% (7 of 15)                        | 83% (10 of 12)                       |
| Typical amount ordered, per applicant                 | £1,900 (n=15)                         | £520 (n=6)                           | £2,213 (n=9)                         |
| Typical amount ordered, per decision                  | £2,269 (n=16, typically 2 applicants) | £2,080 (n=6, typically 4 applicants) | £2,326 (n=10, typically 1 applicant) |
| Typical share of the maximum the tribunal could award | too few (n=4)                         | –                                    | too few (n=4)                        |

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]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?query=MAN/00BN/HMF/2025/0619">MAN/00BN/HMF/2025/0619</a>                                      | Unlicensed HMO                         | individual | £625     | £2,036    | £430          | £430           | 1          | 21%   | 17 Jun 2026 | 3.5 |
| 10 Larke Rise, Manchester, M20 2UL [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?query=MAN/00BN/HMF/2024/0048">MAN/00BN/HMF/2024/0048</a>                                       | Unlicensed HMO                         | company    |          | £5,005.96 | £4,144.56     | £4,144.56      | 1          | 83%   | 13 Jan 2026 | 9.3 |
| 2A Willows Road, Salford, M5 5TA [old rules] [council application]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?query=MAN/00BR/HSE/2024/0601">MAN/00BR/HSE/2024/0601</a>                   | Unlicensed house (selective licensing) | individual | £675     |           |               | £7,274.89      | council    |       | 12 Jan 2026 | 3.3 |
| 1 Palatine Avenue, Withington, Manchester M20 3DP & /0039 - 0040 & /0043 [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?query=MAN/00BN/HMF/2024/0037">MAN/00BN/HMF/2024/0037</a> | Unlicensed HMO                         | individual |          |           | £3,434.86     | £13,739.44     | 4          |       | 1 Dec 2025  | 8.2 |
| 27 Horton Road, Manchester, M14 7QB [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?query=MAN/00BN/HMC/2024/0003">MAN/00BN/HMC/2024/0003</a>                                      | Improvement notice not complied with   | company    | £595     |           | £1,163.50     | £2,327         | 2          |       | 19 May 2025 | 6.2 |
| 54 Lockett Gardens, Salford, M3 6BJ [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?query=MAN/00BR/HMF/2023/0040">MAN/00BR/HMF/2023/0040</a>                                      | Unlicensed HMO                         | individual | £530     |           | £2,212.52     | £2,212.52      | 1          |       | 17 Jul 2024 | 1.8 |
| 39 Ruskin Avenue, Rusholme, Manchester, M14 4DP [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?query=MAN/00BN/HMF/2023/0012">MAN/00BN/HMF/2023/0012</a>                          | Unlicensed HMO                         | individual | £3,120   |           | £2,220        | £13,320        | 6          |       | 26 Mar 2024 | 5.5 |

| 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]<br>GOV.UK: <a href="#">MAN/00BR/HMF/2023/0013</a>                                          | Unlicensed HMO                         | company<br>Seven Arches Limited |          | £3,030.08 | <b>£2,324.64</b> | £2,324.64      | 1          | 77%   | 5 Dec 2023  | 0.0 |
| 72, Kilcoby Avenue, Swinton, Manchester M27 8AE [old rules]<br>GOV.UK: <a href="#">MAN/00BR/HMB/2022/0003</a>                          | Unlicensed HMO                         | individual                      | £500     | £2,000    | <b>£1,900</b>    | £1,900         | 1          | 95%   | 25 Aug 2023 | 2.6 |
| 11 Adelphi Street, Adelphi Wharf 1 Block C, Townhouse 05, Salford M3 6DZ [old rules]<br>GOV.UK: <a href="#">MAN/00BR/HMF/2022/0024</a> | Unlicensed HMO                         | individual                      | £1,000   |           | <b>£1,447</b>    | £1,447         | 1          |       | 17 Jul 2023 | 1.6 |
| 90 Wellington Rd, Fallowfield, Manchester M14 6BL & 0025 [old rules]<br>GOV.UK: <a href="#">MAN/00BN/HMF/2020/0005</a>                 | Unlicensed HMO                         | individual                      | £2,340   |           | <b>£4,436.38</b> | £8,872.76      | 2          |       | 3 Nov 2020  | 7.5 |
| 84 Heyscroft Road, Withington, Manchester, M20 4UZ [old rules]<br>GOV.UK: <a href="#">MAN/00BN/HMF/2019/0074</a>                       | Unlicensed house (selective licensing) | individual                      |          |           | <b>£520</b>      | £2,080         | 4          |       | 4 Dec 2019  | 8.6 |
| 84 Heyscroft Road, Withington, Manchester, M20 4UZ [old rules]<br>GOV.UK: <a href="#">MAN/00BN/HMF/2019/0073</a>                       | Unlicensed house (selective licensing) | individual                      |          |           | <b>£520</b>      | £2,080         | 4          |       | 4 Dec 2019  | 8.6 |
| 84 Heyscroft Road, Withington, Manchester, M20 4UZ [old rules]<br>GOV.UK: <a href="#">MAN/00BN/HMF/2019/0072</a>                       | Unlicensed house (selective licensing) | individual                      |          |           | <b>£520</b>      | £2,080         | 4          |       | 4 Dec 2019  | 8.6 |
| 84 Heyscroft Road, Withington, Manchester, M20 4UZ [old rules]<br>GOV.UK: <a href="#">MAN/00BN/HMF/2019/0071</a>                       | Unlicensed house (selective licensing) | individual                      |          |           | <b>£520</b>      | £2,080         | 4          |       | 4 Dec 2019  | 8.6 |
| 90 Wellington Road, Fallowfield, Manchester, M14 6BL [old rules]<br>GOV.UK: <a href="#">MAN/00BN/HMF/2019/0044</a>                     | Unlicensed house (selective licensing) | individual                      |          |           | <b>£4,680</b>    | £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]<br>GOV.UK: <a href="#">MAN/00BR/HMF/2023/0066</a>                              | Unlicensed HMO                         | individual                                  | £650     | Dismissed                      | 1          | 17 Dec 2024 | 1.5 |
| 97 Neil Lane, Chorlton, Manchester, M21 7SW [old rules]<br>GOV.UK: <a href="#">MAN/00BN/HMF/2023/0044</a>                   | Unlicensed HMO                         | individual                                  | £2,250   | Dismissed                      | 4          | 24 Jun 2024 | 7.6 |
| 29 Ladybarn Lane, Fallowfield, Manchester, M14 6NG [old rules]<br>GOV.UK: <a href="#">MAN/00BN/HMF/2020/0048</a>            | Other                                  | company<br>Sentinel Property Management Ltd |          | Dismissed                      | 8          | 23 Aug 2022 | 7.8 |
| 16 Frodsham Street, Manchester, M14 4AU [old rules] [council application]<br>GOV.UK: <a href="#">MAN/00BN/HSD/2021/0001</a> | Unlicensed house (selective licensing) | individual                                  |          | Dismissed                      | council    | 16 Mar 2022 | 6.0 |
| 64 Egerton Road, Fallowfield, Manchester, M14 6RA [old rules]<br>GOV.UK: <a href="#">MAN/00BN/HMF/2020/0033</a>             | Unlicensed HMO                         | individual                                  |          | Dismissed                      | 8          | 3 Nov 2021  | 8.1 |
| 29 Cawdor Road, Fallowfield, Manchester, M14 6LS [old rules]<br>GOV.UK: <a href="#">MAN/00BN/HMF/2020/0074</a>              | Unlicensed HMO                         | company<br>Pads Ltd                         | £2,618   | Out of time or no jurisdiction | 5          | 17 Oct 2021 | 7.1 |
| 42 Furness Road, Fallowfield, Manchester, M14 6LX [old rules]<br>GOV.UK: <a href="#">MAN/00BN/HMF/2020/0076</a>             | Unlicensed HMO                         | company<br>MAP Property Holdings Ltd        |          | Dismissed                      | 1          | 10 Aug 2021 | 7.2 |

| Address, and case ref linked to GOV.UK                                                                                              | Offence        | Landlord                                                  | Rent pcm  | Outcome    | Applicants | Decided     | km  |
|-------------------------------------------------------------------------------------------------------------------------------------|----------------|-----------------------------------------------------------|-----------|------------|------------|-------------|-----|
| Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ [old rules]<br>GOV.UK: <a href="#">MAN/00BN/HMF/2020/0059</a>                  | Unlicensed HMO | company<br>Mansion<br>Properties<br>Management<br>Limited |           | Dismissed  | 1          | 17 Jun 2021 | 6.8 |
| 2 Burton Avenue, Manchester, M20 3EL [old rules]<br>GOV.UK: <a href="#">MAN/00BN/HMF/2019/0097</a>                                  | Unlicensed HMO | individual                                                | £2,004.17 | Dismissed  | 6          | 14 May 2020 | 8.1 |
| 54 Lauderdale Crescent, Manchester; M13 9DP [old rules] [figures not yet checked]<br>GOV.UK: <a href="#">MAN/00BN/HMF/2019/0094</a> | Unlicensed HMO | individual                                                | £380      | Order made | 1          | 27 Apr 2020 | 5.0 |

Showing the 10 most recent of 11. 1 more, and the rest of this search, are in the full list online: <https://rentrisecheck.uk/rro/search?postcode=M7+2HN>