Rent repayment orders near SE1 5HE

Generated 25 Oct 2026. Decisions within 2 km of SE1 5HE. 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=SE1+5HE

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What the tribunal ordered

23 decisions in this search (17 ended in a rent repayment order). In 17 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	77% (17 of 22)	100% (9 of 9)	62% (8 of 13)
Typical amount ordered, per applicant	£4,995 (n=17)	£7,561 (n=9)	£4,575 (n=8)
Typical amount ordered, per decision	£14,250 (n=17, typically 3 applicants)	£18,660 (n=9, typically 3 applicants)	£10,238 (n=8, typically 2 applicants)
Typical share of the maximum the tribunal could award	66% (n=14)	95% (n=6)	60% (n=8)

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
18 Millender Walk, London, SE16 2BL [old rules] GOV.UK: LON/00BE/HMF/2025/0762	Unlicensed HMO	individual		£7,987.10	**£3,000**	£3,000	1	38%	6 Mar 2026	1.0
Flat 727, Alaska Building, 61 Grange Road, London SE1 3BD [old rules] GOV.UK: LON/00BE/HMG/2025/0633	Unlicensed house (selective licensing)	individual		£16,500	**£4,950**	£9,900	2	60%	6 Mar 2026	1.1
FLAT 35 OTFORD HOUSE STAPLE STREET TABARD GARDENS LONDON SE1 4LS [old rules] GOV.UK: view decision	Unlicensed HMO	individual	£2,561.77	£30,741.23	**£4,995.45**	£19,981.80	4	65%	20 Jun 2025	1.9
33 Millpond Estate, West Lane, London SE16 4LZ [old rules] GOV.UK: LON/00BE/HMF/2024/0246	Unlicensed HMO	individual		£21,150	**£3,525**	£10,575	3	50%	17 Jun 2025	1.4
Flat 1, 93-95 Balfour Street, Southwark, SE17 1PB [old rules] GOV.UK: LON/00BE/HMF/2024/0637	Unlicensed HMO	company and individuals		£12,726.74	**£8,908.72**	£8,908.72	1	70%	27 May 2025	1.8
Flat 29, Barry House, Rennie Estate, Galleywell Road, London, SE16 3PH [old rules] GOV.UK: LON/00BE/HMF/2024/0129	Unlicensed HMO	individual		£28,891.82	**£6,741.67**	£20,225	3	70%	7 Nov 2024	0.7

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
1 Joseph Hardcastle Close, London, SE14 5RN [old rules] GOV.UK: LON/00AZ/HMF/2024/0054	Unlicensed HMO	individual	£2,300	£21,002.46	**£4,200.49**	£12,601.48	3	60%	8 Oct 2024	1.8
Flat 24, Bromfield Court, Jamaica Road, London, SE16 4SG [old rules] GOV.UK: LON/00BE/HMF/2023/0252	Unlicensed HMO	individual	£580	£3,720.39	**£1,482.70**	£1,482.70	1	40%	20 Feb 2024	1.1
9 Setchell Way, London, SE1 5XR [old rules] GOV.UK: LON/00BE/HMF/2021/0059	Unlicensed HMO	individual			**£4,665**	£18,660	4		18 Nov 2021	0.9
Flat 4, 47 Southampton Way, London, SE5 7SW [old rules] GOV.UK: LON/00BE/HMF/2021/0072	Unlicensed HMO	individual	£2,300	£25,300	**£7,561.20**	£22,683.60	3	90%	23 Aug 2021	1.7
71 Asylum Road, London, SE15 2RJ [old rules] GOV.UK: LON/00BE/HMF/2020/0184	Unlicensed HMO	company Bernard Properties LLP	£2,100	£16,800	**£8,400**	£16,800	2	100%	5 Aug 2021	1.2
95 Southampton Way, London, SE5 7SX [old rules] GOV.UK: LON/00AY/HMF/2020/0254	Unlicensed HMO	company	£2,750	£33,000	**£8,250**	£33,000	4	100%	7 Jun 2021	1.7
1 Meridian Court, 2 Gervase Street, London, SE15 2GE [old rules] GOV.UK: LON/00BE/HMF/2020/0231	Unlicensed HMO	individual	£1,900	£22,800	**£7,600**	£22,800	3	100%	21 May 2021	1.1
25b Southampton Way, Southwark, London SE5 7SW [old rules] GOV.UK: LON/00BE/HMF/2020/0005	Unlicensed HMO	individual	£750		**£6,361.64**	£19,084.92	3		10 May 2021	1.7
Basement Flat 114 Asylum Road SE15 2LW [old rules] GOV.UK: LON/00AZ/HMF/2020/0056	Unlicensed HMO	individual		£21,573.03	**£4,750**	£14,250	3	66%	19 Jan 2021	1.4
108 Hunsdon Road, New Cross, London SE14 5RF [old rules] GOV.UK: LON/00AZ/HMF/2019/0027	Unlicensed HMO	individual	£3,100	£22,264	**£2,142.80**	£10,714	5	48%	21 Nov 2019	1.5
22 Marcia Road, London SE1 5XF [old rules] GOV.UK: view decision	Unlicensed HMO	company Letshare London Limited	£750		**£8,400**	£8,400	1		9 Oct 2019	0.9

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
Flat 30, Dawes House, Orb Street, London, SE17 1RE . [old rules] GOV.UK: LON/00BE/HMF/2025/0905	Unlicensed HMO	individual	£2,773.33	Dismissed	3	20 Jun 2026	1.6
Flat 7 Mandeville House, Rolls Road, Southwark SE1 5DX [old rules] GOV.UK: LON/00BE/HMF/2024/0656	Unlicensed HMO	individual		Out of time or no jurisdiction	3	21 Jul 2025	0.5
32 Angelina House, Goldsmith Road, London SE15 5UB [old rules] GOV.UK: LON/00BE/HMF/2024/0191	Unlicensed HMO	company Hoppe-Foster Ventures Limited		Dismissed	4	11 Mar 2025	1.4
12b Brunswick Park, London SE5 7RH [old rules] GOV.UK: LON/00BE/HMG/2024/0013	Unlicensed house (selective licensing)	individual		Dismissed	2	2 Sep 2024	2.0
Flat 21 Axis Court, 2 East Lane, London, SE16 4UQ [old rules] GOV.UK: LON/00BE/HMC/2023/0001	Improvement notice not complied with	individual		Dismissed	2	15 Jan 2024	1.5
59 Searles Road London SE1 4YL [old rules] GOV.UK: LON/00BE/HMF/2023/0006	Unlicensed HMO	company and individuals	£550	Dismissed	3	17 Aug 2023	1.6

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This is information, not legal advice. For advice about your situation, contact Shelter (0808 800 4444) or a local renters' union.