Rent repayment orders near SE1 8BT

Generated 25 Oct 2026. Decisions within 2 km of SE1 8BT. 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+8BT

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What the tribunal ordered

20 decisions in this search (13 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	72% (13 of 18)	100% (5 of 5)	62% (8 of 13)
Typical amount ordered, per applicant	£5,314 (n=15)	£3,823 (n=5)	£5,948 (n=10)
Typical amount ordered, per decision	£11,500 (n=15, typically 3 applicants)	£10,500 (n=5, typically 3 applicants)	£15,000 (n=10, typically 3 applicants)
Typical share of the maximum the tribunal could award	69% (n=12)	too few (n=3)	69% (n=9)

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
Flat 3, 20 Cockspur Street London, SW1Y 5BL [old rules] GOV.UK: LON/00BK/HMF/2025/0819	Unlicensed HMO	company and individuals	£3,770	£21,256.88	**£5,314.22**	£15,942.66	3	75%	7 May 2026	1.5
42 Sherwin House, SE11 5SB [old rules] GOV.UK: LON/00AY/HMF/2025/0845	Unlicensed HMO	individual		£9,900	**£6,712.50**	£6,712.50	1	68%	17 Apr 2026	1.9
2 Whitworth House, Falmouth Road. SE1 6RW [old rules] GOV.UK: LON/00BE/HMF/2025/0787	Unlicensed HMO	individual	£2,700	£28,321.94	**£6,488.32**	£19,464.96	3	69%	16 Mar 2026	1.3
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	1.6
Flat 8, Trinity House, Bath Terrace, London, SE1 6PX [old rules] GOV.UK: LON/00BE/HMF/2024/0252	Unlicensed HMO	individual	£2,080		**£5,408**	£16,224	3		9 Jun 2025	1.2
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	1.7

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
26 Aveline Street, London SE11 5DQ [old rules] GOV.UK: LON/00AY/HMF/2024/0036	Unlicensed HMO	company and individuals Pineflat Limited	£2,400	£26,511.78	**£1,749.78**	£8,748.89	5	33%	3 Mar 2025	1.6
23 Coverley Point, Tyers Street, London SE11 5NR [old rules] GOV.UK: LON/00AY/HMB/2024/0006	Illegal eviction	company and individuals Extra Link Limited	£880	£10,560	**£10,560**	£10,560	1	100%	19 Jan 2025	1.4
52 Elliotts Row, London SE11 4SZ [old rules] GOV.UK: LON/00BE/HMF/2023/0129	Unlicensed HMO	individual	£4,801.33	£45,153.18	**£6,772.98**	£27,091.91	4	60%	11 Mar 2024	1.0
Flat 1_25b Copperfield Street SE1 0EN [old rules] GOV.UK: LON/00BE/HMF/2022/0044	Unlicensed HMO	company and individuals Trepel (No. 1 London) Ltd		£17,930.70	**£2,811.31**	£14,056.56	5	80%	20 Jan 2023	0.8
Flat 6, Whitmore House, Falmouth Road, London SE1 6RW [old rules] GOV.UK: LON/00BE/HMF/2022/0004	Unlicensed HMO	individual	£2,300	£11,500	**£3,833.33**	£11,500	3	100%	7 Jun 2022	1.3
27 Baylis Road, London SE1 7AY [old rules] GOV.UK: LON/00AY/HMG/2020/0009	Unlicensed HMO	company		£7,279.70	**£3,639.85**	£3,639.85	1	50%	15 Jul 2021	0.1
11, Greenham Close, London SE1 7RP [old rules] GOV.UK: LON/00AY/HMF/2020/0180	Unlicensed HMO	individual		£10,500	**£10,500**	£10,500	1	100%	11 Jun 2021	0.3
Flat 2c Gate Street, London WC2A 3HP [old rules] GOV.UK: LON/00AG/HMF/2020/0069	Unlicensed HMO	company and individuals Flat Sharing Limited			**£3,822.54**	£22,935.26	6		10 Feb 2021	1.7
Apartment 2307, 1 St Gabriels Walk, London, SE1 6FD [old rules] GOV.UK: LON/00BE/HMF/2019/0003	Unlicensed HMO	individual	£2,786		**£2,500**	£10,000	4		31 May 2019	1.2

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 4, 40 Buckingham Gate, London SW1E 6BS [old rules] GOV.UK: LON/00BK/HMF/2025/0652	Other	company and individuals		Dismissed	2	7 Nov 2025	1.9
Flat 16 The Music Box, 237 Union Street, London, SE1 0LR [old rules] GOV.UK: LON/00BE/HMF/2024/0064	Unlicensed HMO	individual		Dismissed	3	26 Nov 2024	0.6
Ground Floor and Basement, 33, Betterton Street, London WC2H 9BQ [old rules] GOV.UK: LON/00AG/HMG/2023/0004	Unlicensed HMO	company Betterton Duplex Ltd		Dismissed	3	15 May 2024	1.7
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	1.9
Room 23, Third Floor, 16 Brooke Street, London EC1N 7RB [old rules] GOV.UK: LON/00AG/HMB/2022/0009	Harassment	company Origin Housing Ltd		Dismissed	1	13 Mar 2023	1.9

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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.