Rent repayment orders near SE11 5SB

Generated 18 Oct 2026. Decisions within 2 km of SE11 5SB. 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=SE11+5SB

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What the tribunal ordered

35 decisions in this search (28 ended in a rent repayment order). In 28 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	80% (28 of 35)	87% (13 of 15)	75% (15 of 20)
Typical amount ordered, per applicant	£4,858 (n=28)	£4,244 (n=13)	£5,408 (n=15)
Typical amount ordered, per decision	£10,250 (n=28, typically 3 applicants)	£10,500 (n=13, typically 3 applicants)	£9,723 (n=15, typically 3 applicants)
Typical share of the maximum the tribunal could award	69% (n=18)	100% (n=7)	65% (n=11)

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
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	0.0
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	1.7
Upper Floor Flat, 1 Burnely Road, London SW9 OSH [old rules] GOV.UK: LON/00AY/HMF/2025/0685	Unlicensed HMO	individual		£19,445.01	**£3,240.84**	£9,722.51	3	50%	16 Feb 2026	1.7
96 Camberwell New Road, London SE5 0RS [old rules] GOV.UK: LON/00AY/HMF/2025/0801	Unlicensed HMO	individual	£3,000		**£7,650**	£30,600	4		19 Jan 2026	0.8
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	1.7
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
31 Forsyth House, Tachbrook Street, SW1V 2LE [old rules] GOV.UK: LON/00BK/HMF/2024/0090	Unlicensed HMO	individual	£900		**£1,508.40**	£3,016.80	2		13 Mar 2025	1.8

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	0.3
38 Slade Walk, London SE17 3HW [old rules] GOV.UK: LON/00BE/HMG/2024/0042	Unlicensed house (selective licensing)	company and individuals	£800		**£3,999.20**	£7,998.40	2		21 Feb 2025	0.9
13 Deeley Road, London, SW8 4XG [old rules] GOV.UK: LON/00AY/HMF/2024/0067	Unlicensed HMO	individual		£2,016.98	**£1,714.43**	£1,714.43	1	85%	19 Feb 2025	1.9
127 Vassall Road, London SW9 6NJ [old rules] GOV.UK: LON/00AY/HMF/2024/0130	Unlicensed HMO	company		£34,504.53	**£5,607.50**	£22,430	4	65%	22 Jan 2025	0.9
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	0.8
Flat 2, 169 Clapham Road, London, SW9 0PU [old rules] GOV.UK: LON/00AY/HMF/2024/0097	Unlicensed HMO	company	£2,123.33	£25,479.96	**£5,096.67**	£15,290	3	60%	16 Oct 2024	1.2
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	1.2
Flat 27 Stourhead House 79 Tachbrook Street Lindon SW1V 2QE [old rules] GOV.UK: LON/00BK/HMF/2023/0024	Unlicensed HMO	individual	£2,600	£13,000.05	**£1,300**	£3,900	3	30%	14 Aug 2023	1.7
Flat 9, Rundell Tower, Portland Grove, London SW8 1JB [old rules] GOV.UK: LON/00AY/HMB/2021/0014	Illegal eviction	individual	£600	£2,677	**£2,677**	£2,677	1	100%	7 Jun 2022	1.2
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	1.7
17 Melbourne Mews, London, SW9 6PY [old rules] GOV.UK: LON/00AY/HMF/2021/0209	Unlicensed HMO	individual	£3,375		**£6,480**	£32,400	5		11 Mar 2022	1.4
7 Burnley Road, London SW9 0SH [old rules] GOV.UK: LON/00AY/HMF/2021/0039	Unlicensed HMO	individual			**£2,840.75**	£5,681.50	2		6 Mar 2022	1.7
42 Cranmer Road London SW9 6EF [old rules] GOV.UK: LON/00AY/HMF/2019/0101	Unlicensed HMO	individual	£650		**£3,606.04**	£3,606.04	1		21 Sep 2021	0.7
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
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	1.8
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	1.6
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	2.0
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

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Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
Flat 24, Purbeck House, Bolney Street, London, SW8 1EP [old rules] GOV.UK: LON/00AY/HMB/2020/0006	Illegal eviction	company Simple Properties London Ltd			**£4,620**	£4,620	1		25 Feb 2021	0.9
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
3 Camberwell Station Road, London, SE5 9JJ [old rules] GOV.UK: LON/00BE/HMF/2020/0063	Unlicensed HMO	individual		£12,731.29	**£4,243.76**	£12,731.29	3	100%	12 Mar 2012	1.6

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	1.7
25B Calais Street, Lonodn SE5 9LP [old rules] GOV.UK: LON/00AY/HMF/2025/0658	Unlicensed HMO	individual		Out of time or no jurisdiction	1	15 Aug 2025	1.3
68 Stockwell Park Road, St John's Park, London SW9 0DA : LON/00/0 [old rules] GOV.UK: view decision	Unlicensed HMO	individual	£1,600	Dismissed	2	30 Aug 2024	1.6
First Floor Flat, 76 Denmark Hill, London, SE5 8RZ [old rules] GOV.UK: LON/00BE/HMB/2022/0007	Illegal eviction	company Westerham Limited	£1,256.70	Dismissed	1	17 Oct 2023	1.9
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
42, Cranmer Road, London SW9 6EF [old rules] GOV.UK: LON/00AY/HMF/2021/0122	Unlicensed HMO	individual		Out of time or no jurisdiction	5	28 Feb 2022	0.7
Flat 2, 282 Camberwell New Road, London SE5 0RP [old rules] GOV.UK: LON/00AY/HMK/2019/0059	Unlicensed HMO	company and individuals Visionary Properties Ltd		Dismissed	5	19 Dec 2019	1.4

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