# Rent repayment orders near SE13 6QU

Generated 19 Oct 2026. Decisions within 5 km of SE13 6QU. 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=SE13+6QU

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## What the tribunal ordered

74 decisions in this search (61 ended in a rent repayment order). In 54 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 | 85% (61 of 72) | 92% (22 of 24) | 81% (39 of 48) |
| Typical amount ordered, per applicant | £3,000 (n=53) | £3,500 (n=20) | £2,944 (n=33) |
| Typical amount ordered, per decision | £7,890 (n=54, typically 3 applicants) | £8,125 (n=21, typically 2 applicants) | £7,843 (n=33, typically 3 applicants) |
| Typical share of the maximum the tribunal could award | 70% (n=27) | 80% (n=11) | 70% (n=16) |

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 |
|---|---|---|---|---|---|---|---|---|---|---|
| 93B Sydenham Road, London, SE26 5EZ [old rules] GOV.UK: LON/00AZ/HMF/2025/0942 | Unlicensed HMO | individual | £2,800 | £22,992.18 | **£4,311** | £17,244 | 4 | 75% | 16 Jul 2026 | 4.2 |
| 49b Jerningham Road, London SE14 5NQ [old rules] GOV.UK: LON/00AZ/HMF/2025/0928 | Unlicensed HMO | individual | £900 | £1,800 | **£1,440** | £1,440 | 1 | 80% | 25 Jun 2026 | 2.8 |
| Apartment 101, 18 Hawthorne Crescent, Greenwich, London SE10 9GU [old rules] GOV.UK: LON/00AL/HMF/2025/0756 | Unlicensed HMO | individual | | £18,000 | **£2,025** | £4,050 | 2 | 22% | 17 Mar 2026 | 3.5 |
| 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 | 4.7 |
| 9 David's Road London SE23 3EP [old rules] GOV.UK: LON/00AZ/HMF/2025/0686 | Unlicensed HMO | individual | £2,760 | £22,408 | **£1,568.56** | £7,842.80 | 5 | 35% | 4 Feb 2026 | 3.4 |
| (x3) 123 Mellish Street, London, E14 8PJ . [old rules] GOV.UK: LON/00BG/HMG/2025/0603 | Unlicensed HMO | individual | | | **£2,033.25** | £6,099.75 | 3 | | 26 Jan 2026 | 4.6 |
| 1, Leof Crescent, Lewisham, London SE6 3QP [old rules] GOV.UK: LON/00AZ/HMF/2025/0654 | Unlicensed HMO | individual | | | **£4,978.30** | £9,956.59 | 2 | | 6 Jan 2026 | 3.5 |

| Address, and case ref linked to GOV.UK | Offence | Landlord | Rent pcm | Maximum | Per applicant | Ordered, total | Applicants | Share | Decided | km |
|---|---|---|---|---|---|---|---|---|---|---|
| 195 Woolwich Road, London SE10 0RJ [old rules] GOV.UK: LON/00AL/HML/2025/0705 | Unlicensed HMO | company and individuals | | £13,229 | **£1,766.67** | £5,300 | 3 | 40% | 4 Nov 2025 | 3.8 |
| Apartment 733, 2 Baltimore Wharf, London, E14 9EQ [old rules] GOV.UK: LON/00BG/HMF/2025/0677 | Unlicensed HMO | individual | | | **£5,158.82** | £15,476.47 | 3 | | 16 Sep 2025 | 4.6 |
| Flat 107, Dragoon Hall, Farndale Court, Master Gunner Place, London SE18 4PW [old rules] GOV.UK: LON/00AL/HMF/2025/0605 | Other | individual | | £8,800 | **£8,800** | £8,800 | 1 | 100% | 9 Sep 2025 | 4.6 |
| Room 1, 557 Sidcup Road, Greenwich SE9 3AF [old rules] GOV.UK: LON/00AL/HMG/2024/0608 | Unlicensed HMO | individual | £895 | | **£2,944** | £2,944 | 1 | | 26 Aug 2025 | 4.8 |
| 32 Brockley Grove, Crofton Park, Lewisham, London SE4 1RJ [old rules] GOV.UK: LON/00AZ/HMF/2025/0671 | Unlicensed house (selective licensing) | individual | | | **£3,043.12** | £12,172.50 | 4 | | 20 Aug 2025 | 1.7 |
| 9C Amersham Road, SE14 6QQ [old rules] GOV.UK: LON/00AZ/HSD/2024/0601 | Unlicensed HMO | individual | | | **£5,039.19** | £20,156.75 | 4 | | 15 Aug 2025 | 2.5 |
| 4 Ardoch Road, London, SE6 1SJ [old rules] GOV.UK: LON/00AZ/HMF/2025/0606 | Unlicensed HMO | individual | | | **£2,119.88** | £4,239.76 | 2 | | 23 Jul 2025 | 2.0 |
| Flat 2, 198B Peckham Rye, Southwark, SE22 0LU [old rules] GOV.UK: LON/00BE/HMF/2025/0614 | Unlicensed HMO | individual | £2,700 | £20,645.75 | **£2,408.33** | £7,225 | 3 | 35% | 15 Jul 2025 | 3.8 |
| 96 Perry Vale SE23 2LQ & [old rules] GOV.UK: LON/00AZ/HMF/2024/0698 | Unlicensed HMO | individual | | | **£2,852.79** | £8,558.38 | 3 | | 27 Jun 2025 | 3.4 |
| (x3) Flat 15 Hudson Court, 3 Maritime Quay E14 3QH [old rules] GOV.UK: LON/00BG/HMF/2024/0606 | Unlicensed HMO | company Expedius Properties Limited | | | **£3,870** | £15,480 | 4 | | 2 Jun 2025 | 3.8 |
| Flat 65, Deloraine House, Tanners Hill, London, SE8 4PZ [old rules] GOV.UK: LON/00AZ/HMF/2024/0203 | Unlicensed HMO | company and individuals | £1,900 | £14,673.37 | **£3,668.34** | £11,005.03 | 3 | 75% | 20 May 2025 | 2.2 |
| Flat 15 Rushcutters Court, 2 Boat Lifter Way, London, SE16 7WJ [old rules] GOV.UK: LON/00BG/HMG/2024/0030 | Unlicensed HMO | company and individuals RFLL Limited | £945 | £11,340 | **£7,938** | £7,938 | 1 | 70% | 11 Dec 2024 | 4.5 |
| 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 | 4.9 |
| 114 Malham Road, London, SE23 1AN [old rules] GOV.UK: LON/00AZ/HMF/2024/0084 | Unlicensed HMO | individual | | | **£2,790.55** | £11,162.18 | 4 | | 28 Oct 2024 | 2.7 |
| 20 Fairlawn Mansions, New Cross Road [old rules] GOV.UK: LON/00AZ/HMF/2024/0058 | Unlicensed HMO | individual | | | **£3,512.71** | £10,538.14 | 3 | | 28 Oct 2024 | 3.1 |
| 22 Kirkwood Road, London, SE15 3XX [old rules] GOV.UK: LON/00BE/HMF/2024/0032 | Unlicensed HMO | company | £650 | | **£2,340** | £2,340 | 1 | | 3 Oct 2024 | 3.5 |
| 130 Foxberry Road, Lewisham, London SE4 2SH [old rules] GOV.UK: LON/00AZ/HMF/2024/0004 | Unlicensed HMO | individual | £2,850 | £19,631.46 | **£3,925.89** | £15,703.57 | 4 | 80% | 30 Jul 2024 | 1.9 |
| 13 Wynan Road, London, E14 3AF [old rules] GOV.UK: LON/00BG/HMF/2023/0274 | Unlicensed HMO | individual | £2,850 | £30,737 | **£5,378.75** | £21,515 | 4 | 70% | 17 Jun 2024 | 3.6 |


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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.

| Address, and case ref linked to GOV.UK | Offence | Landlord | Rent pcm | Maximum | Per applicant | Ordered, total | Applicants | Share | Decided | km |
|---|---|---|---|---|---|---|---|---|---|---|
| 13 Wardell House, Welland Street, London SE10 9DN [old rules] GOV.UK: LON/00AL/HMF/2023/0075 | Unlicensed HMO | individual | | | **£495.60** | £495.60 | 1 | | 23 Apr 2024 | 2.9 |
| 316 Devonshire Road, London SE23 3TH and [old rules] GOV.UK: LON/00AZ/HMF/2021/0282 | Unlicensed HMO | individual | | | **£1,890** | £5,670 | 3 | | 7 Dec 2023 | 2.6 |
| Flat 1, 46 East Dulwich Road, London SE22 9AX [old rules] GOV.UK: LON/00BE/HMF/2023/0029 | Unlicensed house (selective licensing) | individual | £950 | £1,775.08 | **£1,775.08** | £1,775.08 | 1 | 100% | 15 Nov 2023 | 4.1 |
| 32B Breakspears Road, SE41UW [old rules] GOV.UK: LON/00AZ/HMF/2022/0026 | Unlicensed HMO | individual | | £3,200 | **£533.33** | £1,600 | 3 | 50% | 13 Sep 2023 | 1.7 |
| 1 Observatory Mews London E14 3AZ [old rules] GOV.UK: LON/00BG/HMF/2022/0108 | Unlicensed HMO | individual | | | **£3,265.37** | £9,796.10 | 3 | | 8 Jun 2023 | 3.9 |

Showing the 30 most recent of 54. 24 more, and the rest of this search, are in the full list online: https://rentrisecheck.uk/rro/search?postcode=SE13+6QU

## 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 |
|---|---|---|---|---|---|---|---|
| 249 Woolwich Road, London, SE10 0RN [old rules] GOV.UK: LON/00AL/HMF/2025/0885 | Unlicensed HMO | individual | £1,350 | Dismissed | 2 | 16 Jun 2026 | 4.0 |
| Flat 401, Fiske Villa, 27 West Parkside, SE10 0ZH [old rules] GOV.UK: LON/00AL/HMG/2025/0653 | Illegal eviction | individual | £2,200 | Dismissed | 1 | 19 Apr 2026 | 4.5 |
| 21 Clarendon Rise, Hither Green, London SE13 5ES [old rules] GOV.UK: LON/00AZ/HMF/2025/0687 | Unlicensed HMO | individual | £600 | Dismissed | 1 | 27 Nov 2025 | 0.6 |
| 31 Rope Street, London, SE16 7TE [old rules] GOV.UK: LON/00BE/HMF/2025/0718 | Unlicensed HMO | company and individuals | £775 | Dismissed | 2 | 29 Oct 2025 | 4.7 |
| (x3) 12 Arden Crescent, London, E14 9WA [old rules] [figures not yet checked] GOV.UK: LON/00BK/HMF/2023/0196 | Unlicensed HMO | individual | | Order made | 3 | 23 Sep 2025 | 4.3 |
| 80 Midship Point, The Quaterdeck, London, E14 8SP . [old rules] [figures not yet checked] GOV.UK: LON/00BG/HMF/2025/0634 | Unlicensed HMO | individual | | Order made | 1 | 31 Jul 2025 | 4.9 |
| 32 Angelina House, Goldsmith Road, London SE15 5UB [old rules] [figures not yet checked] GOV.UK: LON/00BE/HMF/2024/0191 | Unlicensed HMO | company Hoppe-Foster Ventures Limited | | Order made | 4 | 11 Mar 2025 | 4.5 |
| 26 Meridian Place E14 9FE [old rules] GOV.UK: LON/00BG/HMB/2023/0013 | Harassment | individual | £1,300 | Dismissed | 2 | 10 Mar 2025 | 5.0 |
| 1 Joseph Hardcastle Close, London, SE14 5RN [old rules] [figures not yet checked] GOV.UK: LON/00AZ/HMF/2024/0054 | Unlicensed HMO | individual | £2,300 | Order made | 3 | 8 Oct 2024 | 3.5 |
| 12 Kneller Road, London SE4 2AP [old rules] [figures not yet checked] GOV.UK: LON/00AZ/HMF/2024/0051 | Unlicensed HMO | individual | | Order made | 6 | 2 Oct 2024 | 2.0 |

Showing the 10 most recent of 20. 10 more, and the rest of this search, are in the full list online: https://rentrisecheck.uk/rro/search?postcode=SE13+6QU


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