

# Rent repayment orders near SE14 5RF

Generated 18 Oct 2026. Decisions within 2 km of SE14 5RF. 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=SE14+5RF>

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## What the tribunal ordered

19 decisions in this search (15 ended in a rent repayment order). In 14 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                       | 83% (15 of 18)                         | 100% (6 of 6)                         | 75% (9 of 12)                        |
| Typical amount ordered, per applicant                 | £3,674 (n=14)                          | £4,215 (n=6)                          | £3,591 (n=8)                         |
| Typical amount ordered, per decision                  | £10,626 (n=14, typically 3 applicants) | £12,482 (n=6, typically 3 applicants) | £9,238 (n=8, typically 2 applicants) |
| Typical share of the maximum the tribunal could award | 70% (n=10)                             | 66% (n=5)                             | 70% (n=5)                            |

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  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|----------------------------------------|----------|------------|------------------|----------------|------------|-------|-------------|-----|
| 49b Jerningham Road, London SE14 5NQ [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?query=LON/00AZ/HMF/2025/0928">LON/00AZ/HMF/2025/0928</a>                                   | Unlicensed HMO | individual                             | £900     | £1,800     | <b>£1,440</b>    | £1,440         | 1          | 80%   | 25 Jun 2026 | 0.9 |
| 18 Millender Walk, London, SE16 2BL [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?query=LON/00BE/HMF/2025/0762">LON/00BE/HMF/2025/0762</a>                                    | Unlicensed HMO | individual                             |          | £7,987.10  | <b>£3,000</b>    | £3,000         | 1          | 38%   | 6 Mar 2026  | 1.1 |
| 9C Amersham Road, SE14 6QQ [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?query=LON/00AZ/HSD/2024/0601">LON/00AZ/HSD/2024/0601</a>                                             | Unlicensed HMO | individual                             |          |            | <b>£5,039.19</b> | £20,156.75     | 4          |       | 15 Aug 2025 | 1.3 |
| Flat 65, Deloraine House, Tanners Hill, London, SE8 4PZ [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?query=LON/00AZ/HMF/2024/0203">LON/00AZ/HMF/2024/0203</a>                | Unlicensed HMO | company and individuals                | £1,900   | £14,673.37 | <b>£3,668.34</b> | £11,005.03     | 3          | 75%   | 20 May 2025 | 1.7 |
| Flat 15 Rushcutters Court, 2 Boat Lifter Way, London, SE16 7WJ [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?query=LON/00BG/HMG/2024/0030">LON/00BG/HMG/2024/0030</a>         | Unlicensed HMO | company and individuals<br>RFL Limited | £945     | £11,340    | <b>£7,938</b>    | £7,938         | 1          | 70%   | 11 Dec 2024 | 1.6 |
| Flat 29, Barry House, Rennie Estate, Galleywell Road, London, SE16 3PH [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?query=LON/00BE/HMF/2024/0129">LON/00BE/HMF/2024/0129</a> | Unlicensed HMO | individual                             |          | £28,891.82 | <b>£6,741.67</b> | £20,225        | 3          | 70%   | 7 Nov 2024  | 1.2 |

| Address, and case ref linked to GOV.UK                                                                             | Offence        | Landlord                          | Rent pcm | Maximum    | Per applicant    | Ordered, total | Applicants | Share | Decided     | km  |
|--------------------------------------------------------------------------------------------------------------------|----------------|-----------------------------------|----------|------------|------------------|----------------|------------|-------|-------------|-----|
| 20 Fairlawn Mansions, New Cross Road [old rules]<br>GOV.UK: <a href="#">LON/00AZ/HMF/2024/0058</a>                 | Unlicensed HMO | individual                        |          |            | <b>£3,512.71</b> | £10,538.14     | 3          |       | 28 Oct 2024 | 0.8 |
| 22 Kirkwood Road, London, SE15 3XX [old rules]<br>GOV.UK: <a href="#">LON/00BE/HMF/2024/0032</a>                   | Unlicensed HMO | company                           | £650     |            | <b>£2,340</b>    | £2,340         | 1          |       | 3 Oct 2024  | 1.6 |
| 71 Asylum Road, London, SE15 2RJ [old rules]<br>GOV.UK: <a href="#">LON/00BE/HMF/2020/0184</a>                     | Unlicensed HMO | company<br>Bernard Properties LLP | £2,100   | £16,800    | <b>£8,400</b>    | £16,800        | 2          | 100%  | 5 Aug 2021  | 0.7 |
| 1 Meridian Court, 2 Gervase Street, London, SE15 2GE [old rules]<br>GOV.UK: <a href="#">LON/00BE/HMF/2020/0231</a> | Unlicensed HMO | individual                        | £1,900   | £22,800    | <b>£7,600</b>    | £22,800        | 3          | 100%  | 21 May 2021 | 0.7 |
| 197A Lewisham Way, London SE4 1UY - Ref; [old rules]<br>GOV.UK: <a href="#">LON/00AZ/HMF/2020/0112</a>             | Unlicensed HMO | individual                        | £700     |            | <b>£3,680</b>    | £7,360         | 2          |       | 19 Mar 2021 | 1.7 |
| Basement Flat 114 Asylum Road SE15 2LW [old rules]<br>GOV.UK: <a href="#">LON/00AZ/HMF/2020/0056</a>               | Unlicensed HMO | individual                        |          | £21,573.03 | <b>£4,750</b>    | £14,250        | 3          | 66%   | 19 Jan 2021 | 0.8 |
| Flat 4, 43A Deptford Broadway, London, SE8 4PH [old rules]<br>GOV.UK: <a href="#">LON/00AZ/HMK/2019/0067</a>       | Unlicensed HMO | company<br>Landalls Limited       | £13,100  | £13,100    | <b>£2,116.67</b> | £6,350         | 3          | 48%   | 19 Feb 2020 | 1.7 |
| 108 Hunsdon Road, New Cross, London SE14 5RF [old rules]<br>GOV.UK: <a href="#">LON/00AZ/HMF/2019/0027</a>         | Unlicensed HMO | individual                        | £3,100   | £22,264    | <b>£2,142.80</b> | £10,714        | 5          | 48%   | 21 Nov 2019 | 0.0 |

## 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  |
|--------------------------------------------------------------------------------------------------------------------------------------------|----------------|------------------------------------------|----------|--------------------------------|------------|-------------|-----|
| 31 Rope Street, London, SE16 7TE [old rules]<br>GOV.UK: <a href="#">LON/00BE/HMF/2025/0718</a>                                             | Unlicensed HMO | company and individuals                  | £775     | Dismissed                      | 2          | 29 Oct 2025 | 1.7 |
| Flat 7 Mandeville House, Rolls Road, Southwark SE1 5DX [old rules]<br>GOV.UK: <a href="#">LON/00BE/HMF/2024/0656</a>                       | Unlicensed HMO | individual                               |          | Out of time or no jurisdiction | 3          | 21 Jul 2025 | 1.9 |
| 32 Angelina House, Goldsmith Road, London SE15 5UB [old rules] [figures not yet checked]<br>GOV.UK: <a href="#">LON/00BE/HMF/2024/0191</a> | Unlicensed HMO | company<br>Hoppe-Foster Ventures Limited |          | Order made                     | 4          | 11 Mar 2025 | 1.4 |
| 1 Joseph Hardcastle Close, London, SE14 5RN [old rules] [figures not yet checked]<br>GOV.UK: <a href="#">LON/00AZ/HMF/2024/0054</a>        | Unlicensed HMO | individual                               | £2,300   | Order made                     | 3          | 8 Oct 2024  | 0.3 |
| 161 Waller Road, London, SE14 5LX [old rules]<br>GOV.UK: <a href="#">LON/00AZ/HMF/2023/0123</a>                                            | Unlicensed HMO | individual                               | £3,125   | Dismissed                      | 3          | 25 Mar 2024 | 1.3 |