

Rent repayment orders near SE18 3QF

Generated 18 Oct 2026. Decisions within 5 km of SE18 3QF. 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=SE18+3QF>

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What the tribunal ordered

55 decisions in this search (43 ended in a rent repayment order). In 42 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	81% (43 of 53)	95% (21 of 22)	71% (22 of 31)
Typical amount ordered, per applicant	£3,258 (n=38)	£4,155 (n=16)	£3,250 (n=22)
Typical amount ordered, per decision	£5,700 (n=42, typically 2 applicants)	£6,322 (n=20, typically 2 applicants)	£5,060 (n=22, typically 2 applicants)
Typical share of the maximum the tribunal could award	80% (n=24)	95% (n=12)	61% (n=12)

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
49 George Court, 3 Shackleton Way, London E16 2XL [old rules] GOV.UK: LON/00BB/HMG/2025/0641	Unlicensed HMO	company			£1,800	£1,800	1		20 Apr 2026	3.6
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	3.9
327 Tollgate Road, London, E6 5YF [old rules] GOV.UK: LON/00BB/HMF/2025/0698	Unlicensed HMO	company and individuals Signature Lettings Ltd	£600		£5,390.40	£5,390.40	1		5 Feb 2026	4.5
Flat 168 Building 22 Cadogan Road, SE18 6YN [old rules] GOV.UK: LON/00AL/HMF/2025/0719	Unlicensed HMO	individual		£6,859.50	£3,251	£3,251	1	47%	2 Dec 2025	2.1
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	3.6
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	1.1

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
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	4.2
26 Emerald Close, London, E16 3TS [old rules] GOV.UK: LON/00BB/HMF/2024/0173	Unlicensed HMO	individual		£13,960	£4,886	£9,772	2	70%	20 Dec 2024	4.2
10 Harland Heights, 1 Wallis Walk, Becton, London, E16 2XR [old rules] GOV.UK: LON/00BB/HMF/2023/0318	Unlicensed house (selective licensing)	company ERG RAW Limited	£1,225	£10,000.28	£3,250	£6,500	2	65%	28 Aug 2024	3.6
337 Plumstead High Street, London SE18 1JX [old rules] GOV.UK: LON/00AL/HMF/2023/0226	Unlicensed HMO	company Alexander Property Consulting Limited		£8,438.70	£4,820.19	£4,820.19	1	57%	17 Jun 2024	3.0
30 Croombs Rd London E16 3RY [old rules] GOV.UK: LON/00BB/HMF/2023/0272	Unlicensed HMO	individual			£3,632.26	£7,264.52	2		9 May 2024	4.8
57 Miles Drive, London, SE28 0NE [old rules] GOV.UK: LON/00AL/HMK/2022/0007	Unlicensed HMO	company Delucter Ltd		£5,400	£5,400	£5,400	1	100%	6 Nov 2023	3.4
35 Royal Crest Avenue, London, E16 2SU [old rules] GOV.UK: LON/00BB/HMB/2023/0006	Unlicensed HMO	individual	£1,200	£3,600	£1,950	£1,950	1	54%	2 Oct 2023	3.6
4 Nassau Path, London SE28 8AN [old rules] GOV.UK: LON/00AL/HMF/2021/0162	Unlicensed HMO	individual			£4,752	£9,504	2		24 Sep 2023	4.8
4 Nassau Path, London SE28 8AN [old rules] GOV.UK: LON/00AL/HMF/2021/0248	Unlicensed HMO	individual			£4,752	£9,504	2		24 Sep 2023	4.8
147 Barrier Point Road, London, E16 2SE [old rules] GOV.UK: LON/00BB/HMB/2022/0017	Harassment	individual	£1,450	£10,800	£1,868.58	£3,737.16	2	35%	20 Jul 2023	3.5
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	5.0
95 Pinnacle House, 4 Schooner Road, London E16 2RF [old rules] GOV.UK: LON/00BB/HMF/2022/0179	Unlicensed house (selective licensing)	individual	£2,621.67		£250	£250	1		19 May 2023	3.6
30 Young Road, London E16 3RR [old rules] GOV.UK: LON/00BB/HMF/2022/0276	Unlicensed HMO	individual	£750		£699.50	£699.50	1		4 May 2023	4.7
9 Charlton Road, London SE3 7EU [old rules] GOV.UK: LON/00AL/HMF/2022/0147	Unlicensed HMO	individual	£950		£1,457.75	£2,915.50	2		24 Feb 2023	3.0
44 Rathmore Road, London, SE7 7QW [old rules] GOV.UK: LON/00AL/HMF/2022/0139	Unlicensed HMO	individual	£462.50	£5,550	£4,717.50	£4,717.50	1	85%	3 Feb 2023	2.8
82 Whitworth Road, London SE18 3QF [old rules] GOV.UK: LON/00AL/HMF/2022/0039	Unlicensed HMO	individual	£1,550	£9,300	£1,550	£6,200	4	67%	25 Nov 2022	0.0
90 Ennis Road, London SE18 2QT [old rules] GOV.UK: LON/00AL/HMB/2018/0004	Illegal eviction	individual	£420	£4,400	£4,160	£4,160	1	94%	22 Jan 2022	1.2
Flat 61 Adriatic Apartments, 20 Western Gateway, London E16 1BT [old rules] GOV.UK: LON/00BB/HMG/2021/0009	Unlicensed house (selective licensing)	individual	£1,325		£10,335	£10,335	1		9 Dec 2021	4.8
147 Barrier Point Road, London E16 2SE [old rules] GOV.UK: LON/00BB/HMB/2021/0006	Harassment	individual	£1,200	£8,400	£4,200	£8,400	2	100%	25 Nov 2021	3.5

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
74 Auston Close, Thamesmead, London, SE28 8AZ [old rules] GOV.UK: LON/00AL/HMF/2021/0172	Unlicensed HMO	company Housing Best Limited	£650		£6,600	£6,600	1		18 Nov 2021	4.6
373a Well Hall Road, London SE9 6TY [old rules] GOV.UK: LON/00AL/HMF/2021/0030	Unlicensed HMO	company and individuals	£520	£6,240	£6,240	£6,240	1	100%	12 Aug 2021	1.2
13 Earlswood Street, London, SE10 9ET [old rules] [council application] GOV.UK: LON/00AL/HSD/2020/0004	Unlicensed HMO	individual		£6,244.61		£6,244.61	council	100%	14 Jun 2021	4.1
147 Barrier Point Road, E16 2SE [old rules] GOV.UK: LON/00BB/HMF/2020/0115	Unlicensed house (selective licensing)	individual	£1,200	£7,700	£3,200	£6,400	2	83%	22 Mar 2021	3.5
10 Walmer Terrace, London SE18 7EG [old rules] GOV.UK: LON/00AL/HMF/2020/0037	Unlicensed HMO	individual		£1,740	£1,376.35	£1,376.35	1	79%	6 Jan 2021	1.8

Showing the 30 most recent of 42. 12 more, and the rest of this search, are in the full list online:

<https://rentrisecheck.uk/rro/search?postcode=SE18+3QF>

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
Room 2, 35 Milne House, Ogilby Street, London SE18 5EJ [period not stated] GOV.UK: LON/00AL/HMG/2026/0009	Unlicensed HMO	individual	£850	Dismissed	1	21 Sep 2026	1.5
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	3.3
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	3.7
64 Atkinson Road, Newham, London E16 3LS [old rules] GOV.UK: LON/00BB/HMF/2025/0700	Unlicensed HMO	individual		Dismissed	4	7 Oct 2025	4.8
23 York Close, London, E6 5QN [old rules] GOV.UK: LON/00BB/HMF/2024/0176	Harassment	individual		Dismissed	2	10 Mar 2025	3.9
331 Tollgate Road E6 5YF [old rules] GOV.UK: LON/00BB/HMF/2023/0068	Harassment	individual		Out of time or no jurisdiction	1	29 Nov 2023	4.5
6 Wilberforce Court, Byron Close SE28 8AB [old rules] [figures not yet checked] GOV.UK: LON/00AL/HMF/2023/0136	Unlicensed HMO	individual		Order made	2	9 Oct 2023	4.9
141a Griffin Road, London SE18 7PZ [old rules] GOV.UK: LON/00AL/HMF/2023/0076	Unlicensed house (selective licensing)	individual	£945	Dismissed	1	26 Jul 2023	1.7
6 Wilberforce Court, Byron Close, Thamesmead, London SE28 8AB [old rules] GOV.UK: LON/00AL/HMB/2022/0006	Illegal eviction	individual		Dismissed	2	27 Mar 2023	4.9
The Gables, 2-4 Blackheath Park, London SE3 9RR [old rules] GOV.UK: LON/00AL/HMF/2022/0007	Unlicensed HMO	company Lowe Management Limited		Dismissed	5	6 Jan 2023	3.8

Showing the 10 most recent of 13. 3 more, and the rest of this search, are in the full list online:

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