

Rent repayment orders near SE22 9AX

Generated 19 Oct 2026. Decisions within 5 km of SE22 9AX. 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=SE22+9AX>

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What the tribunal ordered

113 decisions in this search (87 ended in a rent repayment order). In 83 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	79% (87 of 110)	82% (32 of 39)	77% (55 of 71)
Typical amount ordered, per applicant	£3,680 (n=83)	£3,761 (n=32)	£3,611 (n=51)
Typical amount ordered, per decision	£9,723 (n=83, typically 3 applicants)	£8,884 (n=32, typically 3 applicants)	£9,900 (n=51, typically 3 applicants)
Typical share of the maximum the tribunal could award	66% (n=49)	67% (n=15)	65% (n=34)

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
36 Kenwyn Road, London SW4 7LH [old rules] GOV.UK: LON00AY/HMG/2025/0679	Unlicensed HMO	individual		£62,172.51	£4,930.30	£29,581.79	6	48%	4 Aug 2026	4.3
93B Sydenham Road, London, SE26 5EZ [old rules] GOV.UK: LON00AZ/HMF/2025/0942	Unlicensed HMO	individual	£2,800	£22,992.18	£4,311	£17,244	4	75%	16 Jul 2026	4.2
113 Mary Datchelor Close, London, SE5 7DY [old rules] GOV.UK: LON00BE/HMF/2025/0865	Unlicensed house (selective licensing)	individual	£1,500	£13,795.89	£4,139	£8,278	2	60%	29 Jun 2026	1.9
49b Jerningham Road, London SE14 5NQ [old rules] GOV.UK: LON00AZ/HMF/2025/0928	Unlicensed HMO	individual	£900	£1,800	£1,440	£1,440	1	80%	25 Jun 2026	2.4
42 Sherwin House, SE11 5SB [old rules] GOV.UK: LON00AY/HMF/2025/0845	Unlicensed HMO	individual		£9,900	£6,712.50	£6,712.50	1	68%	17 Apr 2026	3.9
2 Whitworth House, Falmouth Road, SE1 6RW [old rules] GOV.UK: LON00BE/HMF/2025/0787	Unlicensed HMO	individual	£2,700	£28,321.94	£6,488.32	£19,464.96	3	69%	16 Mar 2026	4.1
18 Millender Walk, London, SE16 2BL [old rules] GOV.UK: LON00BE/HMF/2025/0762	Unlicensed HMO	individual		£7,987.10	£3,000	£3,000	1	38%	6 Mar 2026	3.3

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
Flat 727, Alaska Building, 61 Grange Road, London SE1 3BD [old rules] GOV.UK: LON/00BE/HMG/2025/0633	Unlicensed house (selective licensing)	individual		£16,500	£4,950	£9,900	2	60%	6 Mar 2026	3.6
Top Floor Flat, 82 Hubert Grove, London, SW9 9PD [old rules] GOV.UK: LON/00AY/HMF/2025/0667	Unlicensed HMO	company Mazal Trading Ltd			£213.50	£427	2		23 Feb 2026	3.8
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	3.6
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	2.6
96 Camberwell New Road, London SE5 ORS [old rules] GOV.UK: LON/00AY/HMF/2025/0801	Unlicensed HMO	individual	£3,000		£7,650	£30,600	4		19 Jan 2026	3.1
285 Lyham Road London SW2 5NS [old rules] GOV.UK: LON/00AY/HMF/2025/0715	Unlicensed HMO	individual	£2,140	£22,629	£1,133.33	£3,400	3	15%	25 Nov 2025	4.1
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	2.6
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	2.9
2D Kinfauns Road, London, SW2 3JL [old rules] GOV.UK: LON/00AY/HMF/2025/0636	Unlicensed HMO	individual	£2,060	£24,720	£3,708	£14,832	4	60%	14 Aug 2025	3.9
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	0.5
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	3.3
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	4.3
33 Millpond Estate, West Lane, London SE16 4LZ [old rules] GOV.UK: LON/00BE/HMF/2024/0246	Unlicensed HMO	individual		£21,150	£3,525	£10,575	3	50%	17 Jun 2025	4.3
15 St Anthony's Close, London, E1W 1LT [old rules] GOV.UK: LON/00BG/HMF/2024/0608	Unlicensed HMO	individual	£680	£7,557.68	£5,405.76	£5,405.76	1	72%	12 Jun 2025	4.9
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	4.3
(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	4.4
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	3.7
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	3.2

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
Flat 3, 139A Coldharbour Lane, London SE5 9NU [old rules] GOV.UK: LON/00AY/HMF/2024/0634	Unlicensed HMO	individual			£6,240	£18,720	3		28 Mar 2025	2.1
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	4.2
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	3.1
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	4.7
Flat 2, 74 Leander Road SW2 2LJ [old rules] GOV.UK: LON/00AY/HMF/2022/0128	Unlicensed HMO	individual		£14,446.03	£3,611.33	£10,834	3	75%	14 Feb 2025	3.4

Showing the 30 most recent of 83. 53 more, and the rest of this search, are in the full list online:
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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	3.4
The Cottage, 6B Kings Avenue, London SW4 8BD [old rules] GOV.UK: LON/00AY/HMB/2025/0009	Harassment	individual	£2,189.98	Dismissed	1	15 Dec 2025	4.2
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	4.3
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	4.2
(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	4.7
4 Crownstone Court, Crownstone Road, London, SW2 1LS [old rules] GOV.UK: LON/00AY/HMF/2025/0643	Harassment	individual		Out of time or no jurisdiction	1	15 Sep 2025	3.2
25B Calais Street, London SE5 9LP [old rules] GOV.UK: LON/00AY/HMF/2025/0658	Unlicensed HMO	individual		Out of time or no jurisdiction	1	15 Aug 2025	2.7
Flat 7 Mandeville House, Rolls Road, Southwark SE1 5DX [old rules] GOV.UK: LON/00BE/HMF/2024/0656	Unlicensed HMO	individual		Out of time or no jurisdiction	3	21 Jul 2025	3.0
68 Littlebury Road, London SW4 6DN [old rules] GOV.UK: LON/00AY/HSA/2024/0600	Harassment	individual		Out of time or no jurisdiction	2	7 Jul 2025	4.5
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	1.5

Showing the 10 most recent of 30. 20 more, and the rest of this search, are in the full list online:
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