

Rent repayment orders near SE23 3TY

Generated 18 Oct 2026. Decisions within 5 km of SE23 3TY. 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=SE23+3TY>

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What the tribunal ordered

61 decisions in this search (48 ended in a rent repayment order). In 45 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% (48 of 60)	78% (18 of 23)	81% (30 of 37)
Typical amount ordered, per applicant	£2,853 (n=45)	£2,831 (n=18)	£2,853 (n=27)
Typical amount ordered, per decision	£9,369 (n=45, typically 3 applicants)	£8,865 (n=18, typically 3 applicants)	£9,957 (n=27, typically 3 applicants)
Typical share of the maximum the tribunal could award	63% (n=24)	57% (n=10)	68% (n=14)

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: LON00AZ/HMF/2025/0942	Unlicensed HMO	individual	£2,800	£22,992.18	£4,311	£17,244	4	75%	16 Jul 2026	1.6
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	4.5
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	3.9
9 David's Road London SE23 3EP [old rules] GOV.UK: LON00AZ/HMF/2025/0686	Unlicensed HMO	individual	£2,760	£22,408	£1,568.56	£7,842.80	5	35%	4 Feb 2026	0.2
1, Leof Crescent, Lewisham, London SE6 3QP [old rules] GOV.UK: LON00AZ/HMF/2025/0654	Unlicensed HMO	individual			£4,978.30	£9,956.59	2		6 Jan 2026	2.8
285 Lyham Road London SW2 5NS [old rules] GOV.UK: LON00AY/HMF/2025/0715	Unlicensed HMO	individual	£2,140	£22,629	£1,133.33	£3,400	3	15%	25 Nov 2025	4.9
32 Brockley Grove, Crofton Park, Lewisham, London SE4 1RJ [old rules] GOV.UK: LON00AZ/HMF/2025/0671	Unlicensed house (selective licensing)	individual			£3,043.12	£12,172.50	4		20 Aug 2025	2.1

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
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	4.2
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	3.8
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	3.4
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	2.1
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	0.7
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	4.2
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	4.3
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	4.3
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	0.9
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	3.9
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	3.0
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	2.8
Flat 2, 4 St Johns Crescent, London, SW9 7AG [old rules] GOV.UK: LON/00AY/HMF/2023/0266	Unlicensed HMO	company Lexadon Limited	£2,808	£33,696	£3,369.60	£10,108.80	3	30%	22 Apr 2024	4.8
41 Deerdale Road London SE24 0AP [old rules] GOV.UK: LON/00AY/HMF/2023/0100	Unlicensed HMO	individual	£2,000	£3,260.27	£2,445.20	£2,445.20	1	75%	20 Dec 2023	3.8
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	1.2
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	2.7
14 Amesbury Avenue, London SW2 3AA [old rules] GOV.UK: LON/00AY/HMG/2023/0009	Unlicensed HMO	individual	£800		£524.02	£524.02	1		26 Oct 2023	4.7
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	3.7
Flat 1, 53 Streatham Hill, London SW2 4TS [old rules] GOV.UK: LON/00AY/HMF/2022/0291	Unlicensed HMO	individual	£2,550		£2,862.64	£11,450.54	4		20 Jul 2023	4.7
48 Hopton Road, London, SW16 2EN [old rules] GOV.UK: LON/00AY/HMF/2022/0089	Unlicensed HMO	individual			£2,050	£12,300	6		21 Feb 2023	5.0

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
Room 2, 234 Gipsy Road, London SE27 9RB [old rules] GOV.UK: LON/00AY/HMG/2021/0012	Unlicensed HMO	individual	£750	£5,720.75	£715.10	£1,430.19	2	25%	27 May 2022	2.5
28 Hainthorpe Road, London, SE27 0PH [old rules] GOV.UK: LON/00AY/HMF/2020/0250	Unlicensed HMO	individual			£2,057.96	£6,173.89	3		3 Nov 2021	3.6
71 Asylum Road, London, SE15 2RJ [old rules] GOV.UK: LON/00BE/HMF/2020/0184	Unlicensed HMO	company Bernard Properties LLP	£2,100	£16,800	£8,400	£16,800	2	100%	5 Aug 2021	4.3

Showing the 30 most recent of 45. 15 more, and the rest of this search, are in the full list online:

<https://rentrisecheck.uk/rro/search?postcode=SE23+3TY>

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
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	4.1
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	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	4.1
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	4.5
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	2.7
13 Langford Green, Southwark, London, SE5 8BX [old rules] GOV.UK: LON/00BE/HMF/2024/0113	Other	individual		Dismissed	1	11 Sep 2024	3.4
12b Brunswick Park, London SE5 7RH [old rules] GOV.UK: LON/00BE/HMG/2024/0013	Unlicensed house (selective licensing)	individual		Dismissed	2	2 Sep 2024	4.4
Flat 37 Forest Croft, SE23 3UN [old rules] [figures not yet checked] GOV.UK: LON/00AG/HMF/2023/0065	Unlicensed HMO	individual		Order made	3	25 Apr 2024	0.3
161 Waller Road, London, SE14 5LX [old rules] GOV.UK: LON/00AZ/HMF/2023/0123	Unlicensed HMO	individual	£3,125	Dismissed	3	25 Mar 2024	3.3
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	4.5

Showing the 10 most recent of 16. 6 more, and the rest of this search, are in the full list online:

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