

Rent repayment orders near SE25 6BY

Generated 18 Oct 2026. Decisions within 5 km of SE25 6BY. 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=SE25+6BY>

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What the tribunal ordered

27 decisions in this search (21 ended in a rent repayment order). In 20 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	78% (21 of 27)	67% (12 of 18)	100% (9 of 9)
Typical amount ordered, per applicant	£2,853 (n=19)	£2,282 (n=11)	£3,280 (n=8)
Typical amount ordered, per decision	£6,231 (n=20, typically 2 applicants)	£4,024 (n=12, typically 2 applicants)	£11,128 (n=8, typically 4 applicants)
Typical share of the maximum the tribunal could award	60% (n=9)	72% (n=6)	too few (n=3)

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	3.3
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	4.5
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	4.7
44 Aberfoyle Road, London, SW16 5AA [old rules] GOV.UK: LON/00AY/HMF/2025/0743	Unlicensed HMO	individual			£6,688	£13,376	2		16 Dec 2025	4.3
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	4.4
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	4.2
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	5.0

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applications	Share	Decided	km
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	3.9
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	2.7
4 Woodgate Drive, London, SW16 5YP [old rules] GOV.UK: LON/00AY/HMB/2021/0005	Harassment	individual	£675	£4,005	£3,404	£3,404	1	85%	26 Nov 2021	4.0
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	3.7
63 Darcy Street, London SW16 4TZ [old rules] GOV.UK: LON/00AH/HMF/2020/0258	Unlicensed house (selective licensing)	company and individuals	£400		£1,832.25	£1,832.25	1		12 Jul 2021	3.6
49B London Road, SE23 3TY [old rules] GOV.UK: LON/00AZ/HMG/2020/0020	Unlicensed HMO	individual			£1,205.67	£3,617.01	3		7 Jul 2021	4.4
67 Beverstone Road, Thornton Heath, Surrey, CR7 7LX [old rules] GOV.UK: LON/00AH/HMF/2020/0221	Unlicensed HMO	individual	£600	£7,200	£3,600	£7,200	2	100%	8 Jun 2021	2.1
49 West Street, Croydon, Surrey CR0 1DJ [old rules] GOV.UK: LON/00AH/HMF/2020/0016	Unlicensed house (selective licensing)	company and individuals		£9,125.48	£1,368.82	£2,737.64	2	30%	4 Dec 2020	4.1
85 South Norwood Hill, London SE25 6BY [old rules] GOV.UK: LON/00AH/HMF/2019/0023	Unlicensed HMO	individual			£4,924.22	£24,621.12	5		15 Oct 2019	0.0
2 Oakhill Road, London SW16 5RG [old rules] GOV.UK: LON/00AH/HMB/2019/0002	Illegal eviction	individual	£320.17	£3,842	£2,281.50	£2,281.50	1	59%	14 Oct 2019	3.1
179 Norbury Crescent, Streatham, London SW16 4JX [old rules] GOV.UK: LON/00AH/HMF/2019/0014	Unlicensed HMO	individual	£450	£5,400	£5,400	£5,400	1	100%	10 Jul 2019	2.3
Flat 6, 228 Bensham Lane, Thornton Heath, Surrey, CR7 7EP [old rules] GOV.UK: LON/00AH/HMF/2018/0024	Unlicensed house (selective licensing)	company ABC Business Centres Limited			£4,430	£4,430	1		23 Jan 2019	2.0
958 Thornton Road, Thornton Heath, Surrey, CR7 7PG [old rules] [council application] GOV.UK: LON/00AH/HMA/2013/0005	Unlicensed HMO	individual				£6,287.50	council		6 Aug 2013	2.5

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	Applications	Decided	km
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	4.2
2C Mountbatten Close, London SE19 1AP [old rules] GOV.UK: LON/00AY/HMF/2022/0012	Unlicensed HMO	company Maurice Laurent Limited		Dismissed	1	6 Jul 2022	2.3
153 Downton Avenue, Streatham Hill, SW2 [old rules] GOV.UK: LON/00AY/HMF/2020/0088	Unlicensed HMO	individual	£3,300	Dismissed	5	14 Sep 2021	4.8
Room 4, 41 Valley Road, London SW16 2XL [old rules] GOV.UK: LON/00AY/HMF/2020/0220	Unlicensed HMO	company	£700	Dismissed	1	18 May 2021	4.1

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Outcome	Applicants	Decided	km
162 Lambourne House, Apple Yard, London SE20 8FX [old rules] GOV.UK: LON/00AF/HMG/2021/0004	Unlicensed HMO	individual		Dismissed	2	6 May 2021	1.2
72 Abercairn Road London SW16 5AD [old rules] GOV.UK: LON/00AY/HMF/2020/0033	Unlicensed HMO	individual		Dismissed	3	10 Aug 2020	4.4
89 Churchmore Road, London SW16 5XA [old rules] GOV.UK: LON/00AY/HMK/2019/0032	Unlicensed HMO	individual		Dismissed	1	12 Sep 2019	4.1