Rent repayment orders near SE28 8AB

Generated 17 Oct 2026. Decisions within 5 km of SE28 8AB. 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=SE28+8AB

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What the tribunal ordered

29 decisions in this search (22 ended in a rent repayment order). In 22 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% (22 of 27)	100% (10 of 10)	71% (12 of 17)
Typical amount ordered, per applicant	£4,776 (n=20)	£5,293 (n=8)	£4,752 (n=12)
Typical amount ordered, per decision	£5,893 (n=22, typically 1 applicant)	£5,738 (n=10, typically 1 applicant)	£6,350 (n=12, typically 2 applicants)
Typical share of the maximum the tribunal could award	87% (n=10)	too few (n=4)	66% (n=6)

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.

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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	3.0
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	3.4
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	2.8
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	2.2
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	2.1

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
51 Orchard Road, Dagenham, Essex RM10 9PT [old rules] GOV.UK: LON/00AB/HMG/2023/0018	Unlicensed house (selective licensing)	individual	£1,350		**£4,050**	£8,100	2		13 Oct 2023	4.1
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	0.2
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	0.2
7 Butteridges Close, Dagenham, Essex RM9 6YD [old rules] GOV.UK: LON/00AB/HMF/2023/0072	Unlicensed house (selective licensing)	individual	£1,200	£14,400	**£7,200**	£14,400	2	100%	4 Aug 2023	3.6
48 Hulse Avenue IG11 9UW [old rules] GOV.UK: LON/00AB/HMF/2022/0055	Illegal eviction	individual			**£5,583.43**	£22,333.71	4		14 Feb 2023	4.8
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	4.9
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	3.8
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	0.3
116 Upney Lane, Barking Essex IG11 9LR [old rules] GOV.UK: LON/00AB/HMK/2020/0030	Unlicensed HMO	company Filrooms Limited	£606.66	£6,673.26	**£6,673.26**	£6,673.26	1	100%	23 Sep 2021	4.7
40 Eastbourne Road, London E6 6AT V [old rules] GOV.UK: LON/00AC/HMF/2019/0103	Unlicensed HMO	individual	£530	£5,785.77	**£5,785.77**	£5,785.77	1	100%	26 Jan 2021	4.5
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	3.3
Outbuilding at the rear of 4 Brookhill Road, SE18 6UF [old rules] GOV.UK: LON/00AL/HMB/2019/0004	Violence for securing entry	individual	£750		**£6,000**	£6,000	1		24 Jan 2020	4.2
84 Garland Road, London, SE18 2PN & 0046 [old rules] GOV.UK: LON/00AL/HMF/2019/0045	Unlicensed HMO	individual			**£4,800**	£9,600	2		7 Jan 2020	3.8
6a Station Parade, Heathway, Dagenham, RM9 5AW [old rules] GOV.UK: LON/00AB/HMF/2019/0012	Unlicensed house (selective licensing)	individual	£933.33		**£1,220**	£2,440	2		14 Jul 2019	4.7
113 Collins House, Whiting Avenue, Barking IG11 8JT [old rules] [council application] GOV.UK: LON/00AB/HMA/2015/0013	Unlicensed house (selective licensing)	individual				£5,010.69	council		31 Dec 2015	4.9
86A, Wellstead Road, London E6 6DD [old rules] [council application] GOV.UK: LON/00BB/HMA/2014/0011	Unlicensed house (selective licensing)	individual				£5,690.13	council		13 May 2015	4.7

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	4.7

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This is information, not legal advice. For advice about your situation, contact Shelter (0808 800 4444) or a local renters' union.

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Outcome	Applicants	Decided	km
23 York Close, London, E6 5QN [old rules] GOV.UK: LON/00BB/HMF/2024/0176	Harassment	individual		Dismissed	2	10 Mar 2025	4.6
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	0.0
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	3.2
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	0.0
168 Burrage Road London SE18 7LA [old rules] GOV.UK: LON/00AL/HMK/2018/0034	Other	individual		Other ruling	1	25 Apr 2019	3.7

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