

# Rent repayment orders near SE4 2SH

Generated 19 Oct 2026. Decisions within 2 km of SE4 2SH. 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=SE4+2SH>

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## What the tribunal ordered

19 decisions in this search (17 ended in a rent repayment order). In 16 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                       | 89% (17 of 19)                        | 88% (7 of 8)                         | 91% (10 of 11)                        |
| Typical amount ordered, per applicant                 | £2,693 (n=16)                         | £2,342 (n=7)                         | £3,043 (n=9)                          |
| Typical amount ordered, per decision                  | £7,861 (n=16, typically 3 applicants) | £7,360 (n=7, typically 3 applicants) | £10,538 (n=9, typically 3 applicants) |
| Typical share of the maximum the tribunal could award | 62% (n=6)                             | too few (n=2)                        | too few (n=4)                         |

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  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|-------------------------|----------|------------|---------------|----------------|------------|-------|-------------|-----|
| 49b Jerningham Road, London SE14 5NQ [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?query=LON/00AZ/HMF/2025/0928">LON/00AZ/HMF/2025/0928</a>                      | Unlicensed HMO                         | individual              | £900     | £1,800     | £1,440        | £1,440         | 1          | 80%   | 25 Jun 2026 | 1.4 |
| 32 Brockley Grove, Crofton Park, Lewisham, London SE4 1RJ [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?query=LON/00AZ/HMF/2025/0671">LON/00AZ/HMF/2025/0671</a> | Unlicensed house (selective licensing) | individual              |          |            | £3,043.12     | £12,172.50     | 4          |       | 20 Aug 2025 | 0.9 |
| 9C Amersham Road, SE14 6QQ [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?query=LON/00AZ/HSD/2024/0601">LON/00AZ/HSD/2024/0601</a>                                | Unlicensed HMO                         | individual              |          |            | £5,039.19     | £20,156.75     | 4          |       | 15 Aug 2025 | 1.5 |
| Flat 65, Deloraine House, Tanners Hill, London, SE8 4PZ [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?query=LON/00AZ/HMF/2024/0203">LON/00AZ/HMF/2024/0203</a>   | Unlicensed HMO                         | company and individuals | £1,900   | £14,673.37 | £3,668.34     | £11,005.03     | 3          | 75%   | 20 May 2025 | 1.4 |
| 20 Fairlawn Mansions, New Cross Road [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?query=LON/00AZ/HMF/2024/0058">LON/00AZ/HMF/2024/0058</a>                      | Unlicensed HMO                         | individual              |          |            | £3,512.71     | £10,538.14     | 3          |       | 28 Oct 2024 | 1.5 |
| 22 Kirkwood Road, London, SE15 3XX [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?query=LON/00BE/HMF/2024/0032">LON/00BE/HMF/2024/0032</a>                        | Unlicensed HMO                         | company                 | £650     |            | £2,340        | £2,340         | 1          |       | 3 Oct 2024  | 1.6 |
| 130 Foxberry Road, Lewisham, London SE4 2SH [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?query=LON/00AZ/HMF/2024/0004">LON/00AZ/HMF/2024/0004</a>               | Unlicensed HMO                         | individual              | £2,850   | £19,631.46 | £3,925.89     | £15,703.57     | 4          | 80%   | 30 Jul 2024 | 0.0 |

| Address, and case ref linked to GOV.UK                                                                                         | Offence        | Landlord                 | Rent pcm | Maximum    | Per applicant | Ordered, total | Applicants | Share | Decided     | km  |
|--------------------------------------------------------------------------------------------------------------------------------|----------------|--------------------------|----------|------------|---------------|----------------|------------|-------|-------------|-----|
| 316 Devonshire Road, London SE23 3TH and [old rules]<br>GOV.UK: <a href="#">LON/00AZ/HMF/2021/0282</a>                         | Unlicensed HMO | individual               |          |            | £1,890        | £5,670         | 3          |       | 7 Dec 2023  | 1.6 |
| 32B Breakspears Road, SE41UW [old rules]<br>GOV.UK: <a href="#">LON/00AZ/HMF/2022/0026</a>                                     | Unlicensed HMO | individual               |          | £3,200     | £533.33       | £1,600         | 3          | 50%   | 13 Sep 2023 | 0.9 |
| 15 Campshill Road, London, SE13 6QU [old rules]<br>GOV.UK: <a href="#">LON/00AZ/HMF/2020/0244</a>                              | Unlicensed HMO | individual               |          | £21,245.71 | £1,393.66     | £8,361.98      | 6          | 39%   | 21 May 2021 | 1.9 |
| 197A Lewisham Way, London SE4 1UY - Ref; [old rules]<br>GOV.UK: <a href="#">LON/00AZ/HMF/2020/0112</a>                         | Unlicensed HMO | individual               | £700     |            | £3,680        | £7,360         | 2          |       | 19 Mar 2021 | 1.2 |
| 3A John Penn Street SE13 7QT [old rules]<br>GOV.UK: <a href="#">LON/00AL/HMF/2020/0172</a>                                     | Unlicensed HMO | individual               |          |            | £2,342.25     | £9,369         | 4          |       | 8 Mar 2021  | 1.8 |
| 150 Forest Hill Road, Forest Hill, London SE23 3QR , 0064 & 0069 [old rules]<br>GOV.UK: <a href="#">LON/00AZ/HMF/2019/0059</a> | Unlicensed HMO | individual               | £3,100   |            | £3,320        | £16,600        | 5          |       | 9 Mar 2020  | 1.9 |
| Flat 4, 43A Deptford Broadway, London, SE8 4PH [old rules]<br>GOV.UK: <a href="#">LON/00AZ/HMK/2019/0067</a>                   | Unlicensed HMO | company Landalls Limited | £13,100  | £13,100    | £2,116.67     | £6,350         | 3          | 48%   | 19 Feb 2020 | 1.7 |
| Flat above, 191 Lewisham High Street, London SE13 6AA [old rules]<br>GOV.UK: <a href="#">LON/00AZ/HMF/2019/0028</a>            | Unlicensed HMO | company                  |          |            | £4,143        | £4,143         | 1          |       | 17 Dec 2019 | 1.8 |
| 95 Arica Road, London SE4 2PS [old rules]<br>GOV.UK: <a href="#">LON/00AZ/HMK/2019/0041</a>                                    | Unlicensed HMO | individual               |          |            | £1,622.19     | £1,622.19      | 1          |       | 1 Aug 2019  | 0.4 |

## 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  |
|-------------------------------------------------------------------------------------------------------------------------|----------------|------------|----------|------------|------------|-------------|-----|
| 12 Kneller Road, London SE4 2AP [old rules] [figures not yet checked]<br>GOV.UK: <a href="#">LON/00AZ/HMF/2024/0051</a> | Unlicensed HMO | individual |          | Order made | 6          | 2 Oct 2024  | 0.1 |
| 161 Waller Road, London, SE14 5LX [old rules]<br>GOV.UK: <a href="#">LON/00AZ/HMF/2023/0123</a>                         | Unlicensed HMO | individual | £3,125   | Dismissed  | 3          | 25 Mar 2024 | 1.1 |
| 7 Stillness Road, Honor Oak, London SE23 1NG [old rules]<br>GOV.UK: <a href="#">LON/00AZ/HMB/2019/0001</a>              | Harassment     | individual | £1,150   | Dismissed  | 1          | 27 Feb 2020 | 1.4 |