

Rent repayment orders near SE8 4PH

Generated 19 Oct 2026. Decisions within 2 km of SE8 4PH. 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=SE8+4PH>

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What the tribunal ordered

21 decisions in this search (19 ended in a rent repayment order). In 17 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	90% (19 of 21)	100% (8 of 8)	85% (11 of 13)
Typical amount ordered, per applicant	£3,668 (n=17)	£3,011 (n=8)	£3,668 (n=9)
Typical amount ordered, per decision	£9,369 (n=17, typically 3 applicants)	£7,753 (n=8, typically 2 applicants)	£11,005 (n=9, typically 3 applicants)
Typical share of the maximum the tribunal could award	70% (n=7)	too few (n=2)	75% (n=5)

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] GOV.UK: LON00AZ/HMF/2025/0928	Unlicensed HMO	individual	£900	£1,800	£1,440	£1,440	1	80%	25 Jun 2026	1.0
9C Amersham Road, SE14 6QQ [old rules] GOV.UK: LON00AZ/HSD/2024/0601	Unlicensed HMO	individual			£5,039.19	£20,156.75	4		15 Aug 2025	0.5
(x3) Flat 15 Hudson Court, 3 Maritime Quay E14 3QH [old rules] GOV.UK: LON00BG/HMF/2024/0606	Unlicensed HMO	company Expedius Properties Limited			£3,870	£15,480	4		2 Jun 2025	1.6
Flat 65, Deloraine House, Tanners Hill, London, SE8 4PZ [old rules] GOV.UK: LON00AZ/HMF/2024/0203	Unlicensed HMO	company and individuals	£1,900	£14,673.37	£3,668.34	£11,005.03	3	75%	20 May 2025	0.3
20 Fairlawn Mansions, New Cross Road [old rules] GOV.UK: LON00AZ/HMF/2024/0058	Unlicensed HMO	individual			£3,512.71	£10,538.14	3		28 Oct 2024	1.3
130 Foxberry Road, Lewisham, London SE4 2SH [old rules] GOV.UK: LON00AZ/HMF/2024/0004	Unlicensed HMO	individual	£2,850	£19,631.46	£3,925.89	£15,703.57	4	80%	30 Jul 2024	1.7
13 Wynan Road, London, E14 3AF [old rules] GOV.UK: LON00BG/HMF/2023/0274	Unlicensed HMO	individual	£2,850	£30,737	£5,378.75	£21,515	4	70%	17 Jun 2024	1.5

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
13 Wardell House, Welland Street, London SE10 9DN [old rules] GOV.UK: LON/00AL/HMF/2023/0075	Unlicensed HMO	individual			£495.60	£495.60	1		23 Apr 2024	1.3
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	0.8
197A Lewisham Way, London SE4 1UY - Ref; [old rules] GOV.UK: LON/00AZ/HMF/2020/0112	Unlicensed HMO	individual	£700		£3,680	£7,360	2		19 Mar 2021	0.5
3A John Penn Street SE13 7QT [old rules] GOV.UK: LON/00AL/HMF/2020/0172	Unlicensed HMO	individual			£2,342.25	£9,369	4		8 Mar 2021	0.7
164 Telegraph Place, Isle of Dogs, London E14 9XD [old rules] GOV.UK: LON/00BG/HMK/2019/0071	Unlicensed HMO	company and individuals			£3,703.09	£22,218.53	6		20 Oct 2020	1.9
311 St Davids Square, London E14 3WA [old rules] GOV.UK: LON/00BG/HMR/2020/0200	Unlicensed HMO	individual	£750		£4,073	£8,146	2		21 Apr 2020	1.5
Flat 4, 43A Deptford Broadway, London, SE8 4PH [old rules] GOV.UK: LON/00AZ/HMK/2019/0067	Unlicensed HMO	company Landalls Limited	£13,100	£13,100	£2,116.67	£6,350	3	48%	19 Feb 2020	0.0
Flat above, 191 Lewisham High Street, London SE13 6AA [old rules] GOV.UK: LON/00AZ/HMF/2019/0028	Unlicensed HMO	company			£4,143	£4,143	1		17 Dec 2019	1.9
108 Hunsdon Road, New Cross, London SE14 5RF [old rules] GOV.UK: LON/00AZ/HMF/2019/0027	Unlicensed HMO	individual	£3,100	£22,264	£2,142.80	£10,714	5	48%	21 Nov 2019	1.7
95 Arica Road, London SE4 2PS [old rules] GOV.UK: LON/00AZ/HMK/2019/0041	Unlicensed HMO	individual			£1,622.19	£1,622.19	1		1 Aug 2019	1.8

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	2.0
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	1.4
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	1.8
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	1.6