

Rent repayment orders near SE8 5EJ

Generated 26 Oct 2026. Decisions within 2 km of SE8 5EJ. 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+5EJ>

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What the tribunal ordered

25 decisions in this search (21 ended in a rent repayment order). In 21 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	88% (21 of 24)	100% (6 of 6)	83% (15 of 18)
Typical amount ordered, per applicant	£3,870 (n=21)	£4,227 (n=6)	£3,870 (n=15)
Typical amount ordered, per decision	£10,575 (n=21, typically 3 applicants)	£15,525 (n=6, typically 3 applicants)	£8,319 (n=15, typically 3 applicants)
Typical share of the maximum the tribunal could award	66% (n=15)	66% (n=5)	65% (n=10)

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	1.6
18 Millender Walk, London, SE16 2BL [old rules] GOV.UK: LON00BE/HMF/2025/0762	Unlicensed HMO	individual		£7,987.10	£3,000	£3,000	1	38%	6 Mar 2026	0.6
(x3) 123 Mellish Street, London, E14 8PJ . [old rules] GOV.UK: LON00BG/HMG/2025/0603	Unlicensed HMO	individual			£2,033.25	£6,099.75	3		26 Jan 2026	1.9
(x3) 12 Arden Crescent, London, E14 9WA [old rules] GOV.UK: LON00BK/HMF/2023/0196	Unlicensed HMO	individual		£25,325	£2,772.92	£8,318.76	3	35%	23 Sep 2025	1.6
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	1.7
80 Midship Point, The Quarterdeck, London, E14 8SP . [old rules] GOV.UK: LON00BG/HMF/2025/0634	Unlicensed HMO	individual		£5,760	£5,004	£5,004	1	87%	31 Jul 2025	1.8
33 Millpond Estate, West Lane, London SE16 4LZ [old rules] GOV.UK: LON00BE/HMF/2024/0246	Unlicensed HMO	individual		£21,150	£3,525	£10,575	3	50%	17 Jun 2025	1.7

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
(x3) Flat 15 Hudson Court, 3 Maritime Quay E14 3QH [old rules] GOV.UK: LON/00BG/HMF/2024/0606	Unlicensed HMO	company Expedius Properties Limited			£3,870	£15,480	4		2 Jun 2025	1.5
Flat 15 Rushcutters Court, 2 Boat Lifter Way, London, SE16 7WJ [old rules] GOV.UK: LON/00BG/HMG/2024/0030	Unlicensed HMO	company and individuals RFL Limited	£945	£11,340	£7,938	£7,938	1	70%	11 Dec 2024	0.7
Flat 29, Barry House, Rennie Estate, Galleywell Road, London, SE16 3PH [old rules] GOV.UK: LON/00BE/HMF/2024/0129	Unlicensed HMO	individual		£28,891.82	£6,741.67	£20,225	3	70%	7 Nov 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	1.6
1 Joseph Hardcastle Close, London, SE14 5RN [old rules] GOV.UK: LON/00AZ/HMF/2024/0054	Unlicensed HMO	individual	£2,300	£21,002.46	£4,200.49	£12,601.48	3	60%	8 Oct 2024	1.0
13 Wynan Road, London, E14 3AF [old rules] GOV.UK: LON/00BG/HMF/2023/0274	Unlicensed HMO	individual	£2,850	£30,737	£5,378.75	£21,515	4	70%	17 Jun 2024	1.8
Flat 24, Bromfield Court, Jamaica Road, London, SE16 4SG [old rules] GOV.UK: LON/00BE/HMF/2023/0252	Unlicensed HMO	individual	£580	£3,720.39	£1,482.70	£1,482.70	1	40%	20 Feb 2024	1.8
Flat 21 Spinnaker House Byng Street E14 8LQ [old rules] GOV.UK: LON/00BG/HMF/2021/0246	Unlicensed HMO	company			£3,931	£7,862	2		7 Feb 2023	1.9
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	1.5
1 Meridian Court, 2 Gervase Street, London, SE15 2GE [old rules] GOV.UK: LON/00BE/HMF/2020/0231	Unlicensed HMO	individual	£1,900	£22,800	£7,600	£22,800	3	100%	21 May 2021	1.4
Basement Flat 114 Asylum Road SE15 2LW [old rules] GOV.UK: LON/00AZ/HMF/2020/0056	Unlicensed HMO	individual		£21,573.03	£4,750	£14,250	3	66%	19 Jan 2021	1.7
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	1.8
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	2.0
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	0.9

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
31 Rope Street, London, SE16 7TE [old rules] GOV.UK: LON/00BE/HMF/2025/0718	Unlicensed HMO	company and individuals	£775	Dismissed	2	29 Oct 2025	0.8
Flat 7 Mandeville House, Rolls Road, Southwark SE1 5DX [old rules] GOV.UK: LON/00BE/HMF/2024/0656	Unlicensed HMO	individual		Out of time or no jurisdiction	3	21 Jul 2025	2.0
Flat 53 Hutchings Wharf, 1 Hutchings Street, London E14 8JY [old rules] GOV.UK: LON/00BG/HMF/2023/0101	Unlicensed HMO	individual		Dismissed	3	29 Jan 2024	1.7

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Outcome	Applica nts	Decided	km
169 Wheat Sheaf Close, London E14 9UZ [old rules] GOV.UK: LON/00BG/HMF/2021/0144	Unlicensed HMO	company and individuals		Other ruling	1	30 Sep 2021	1.8