# Rent repayment orders near SK1 1JE

Generated 24 Oct 2026. Decisions within 10 km of SK1 1JE. 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=SK1+1JE

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## What the tribunal ordered

19 decisions in this search (10 ended in a rent repayment order). In 10 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 | 53% (10 of 19) | 43% (6 of 14) | 80% (4 of 5) |
| Typical amount ordered, per applicant | £3,381 (n=10) | £3,764 (n=6) | too few (n=4) |
| Typical amount ordered, per decision | £6,509 (n=10, typically 2 applicants) | £6,100 (n=6, typically 2 applicants) | too few (n=4) |
| Typical share of the maximum the tribunal could award | too few (n=4) | too few (n=2) | too few (n=2) |

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 |
|---|---|---|---|---|---|---|---|---|---|---|
| 10 Larke Rise, Manchester, M20 2UL [old rules] GOV.UK: MAN/00BN/HMF/2024/0048 | Unlicensed HMO | company | | £5,005.96 | **£4,144.56** | £4,144.56 | 1 | 83% | 13 Jan 2026 | 6.0 |
| 1 Palatine Avenue, Withington, Manchester M20 3DP & /0039 - 0040 & /0043 [old rules] GOV.UK: MAN/00BN/HMF/2024/0037 | Unlicensed HMO | individual | | | **£3,434.86** | £13,739.44 | 4 | | 1 Dec 2025 | 5.6 |
| 27 Horton Road, Manchester, M14 7QB [old rules] GOV.UK: MAN/00BN/HMC/2024/0003 | Improvement notice not complied with | company | £595 | £3,209.72 | **£2,327** | £2,327 | 1 | 72% | 19 May 2025 | 6.7 |
| 39 Ruskin Avenue, Rusholme, Manchester, M14 4DP [old rules] GOV.UK: MAN/00BN/HMF/2023/0012 | Unlicensed HMO | individual | £3,120 | | **£2,220** | £13,320 | 6 | | 26 Mar 2024 | 7.3 |
| 445 Parrs Wood Road, Manchester, M20 5NE [old rules] GOV.UK: MAN/00BN/HMF/2020/0047 | Unlicensed HMO | individual | | | **£4,200.89** | £16,803.56 | 4 | | 7 May 2021 | 4.4 |
| 17 Bloom Street, Stockport, Cheshire SK3 9LA [old rules] GOV.UK: MAN/00BS/HMF/2020/0049 | Unlicensed HMO | individual | £346.67 | £4,160 | **£3,328** | £3,328 | 1 | 100% | 15 Feb 2021 | 1.3 |

| Address, and case ref linked to GOV.UK | Offence | Landlord | Rent pcm | Maximum | Per applicant | Ordered, total | Applicants | Share | Decided | km |
|---|---|---|---|---|---|---|---|---|---|---|
| 90 Wellington Rd, Fallowfield, Manchester M14 6BL & 0025 [old rules] GOV.UK: MAN/00BN/HMF/2020/0005 | Unlicensed HMO | individual | £2,340 | | **£4,436.38** | £8,872.76 | 2 | | 3 Nov 2020 | 5.6 |
| 54 Lauderdale Crescent, Manchester; M13 9DP [old rules] GOV.UK: MAN/00BN/HMF/2019/0094 | Unlicensed HMO | individual | £380 | £3,800 | **£760** | £760 | 1 | 20% | 27 Apr 2020 | 7.6 |
| 84 Heyscroft Road, Withington, Manchester, M20 4UZ [old rules] [same decision as MAN/00BN/HMF/2019/0071] GOV.UK: MAN/00BN/HMF/2019/0074 | Unlicensed house (selective licensing) | individual | | | **£520** | £2,080 | 4 | | 4 Dec 2019 | 4.8 |
| 84 Heyscroft Road, Withington, Manchester, M20 4UZ [old rules] [same decision as MAN/00BN/HMF/2019/0071] GOV.UK: MAN/00BN/HMF/2019/0073 | Unlicensed house (selective licensing) | individual | | | **£520** | £2,080 | 4 | | 4 Dec 2019 | 4.8 |
| 84 Heyscroft Road, Withington, Manchester, M20 4UZ [old rules] [same decision as MAN/00BN/HMF/2019/0071] GOV.UK: MAN/00BN/HMF/2019/0072 | Unlicensed house (selective licensing) | individual | | | **£520** | £2,080 | 4 | | 4 Dec 2019 | 4.8 |
| 84 Heyscroft Road, Withington, Manchester, M20 4UZ [old rules] GOV.UK: MAN/00BN/HMF/2019/0071 | Unlicensed house (selective licensing) | individual | | | **£520** | £2,080 | 4 | | 4 Dec 2019 | 4.8 |
| 90 Wellington Road, Fallowfield, Manchester, M14 6BL [old rules] GOV.UK: MAN/00BN/HMF/2019/0044 | Unlicensed house (selective licensing) | individual | | | **£4,680** | £14,040 | 3 | | 27 Nov 2019 | 5.6 |

## 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 |
|---|---|---|---|---|---|---|---|
| 97 Neil Lane, Chorlton, Manchester, M21 7SW [old rules] GOV.UK: MAN/00BN/HMF/2023/0044 | Unlicensed HMO | individual | £2,250 | Dismissed | 4 | 24 Jun 2024 | 7.5 |
| 29 Ladybarn Lane, Fallowfield, Manchester, M14 6NG [old rules] GOV.UK: MAN/00BN/HMF/2020/0048 | Other | company Sentinel Property Management Ltd | | Dismissed | 8 | 23 Aug 2022 | 5.1 |
| 16 Frodsham Street, Manchester, M14 4AU [old rules] [council application] GOV.UK: MAN/00BN/HSD/2021/0001 | Unlicensed house (selective licensing) | individual | | Dismissed | council | 16 Mar 2022 | 6.8 |
| 64 Egerton Road, Fallowfield, Manchester, M14 6RA [old rules] GOV.UK: MAN/00BN/HMF/2020/0033 | Unlicensed HMO | individual | | Dismissed | 8 | 3 Nov 2021 | 4.9 |
| 29 Cawdor Road, Fallowfield, Manchester, M14 6LS [old rules] GOV.UK: MAN/00BN/HMF/2020/0074 | Unlicensed HMO | company Pads Ltd | £2,618 | Out of time or no jurisdiction | 5 | 17 Oct 2021 | 5.7 |
| 42 Furness Road, Fallowfield, Manchester, M14 6LX [old rules] GOV.UK: MAN/00BN/HMF/2020/0076 | Unlicensed HMO | company MAP Property Holdings Ltd | | Dismissed | 1 | 10 Aug 2021 | 5.7 |
| Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ [old rules] GOV.UK: MAN/00BN/HMF/2020/0059 | Unlicensed HMO | company Mansion Properties Management Limited | | Dismissed | 1 | 17 Jun 2021 | 5.9 |
| 2 Burton Avenue, Manchester, M20 3EL [old rules] GOV.UK: MAN/00BN/HMF/2019/0097 | Unlicensed HMO | individual | £2,004.17 | Dismissed | 6 | 14 May 2020 | 5.7 |


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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 |
|---|---|---|---|---|---|---|---|
| 18 Denmark Road, Rusholme, Manchester, M15 6FG [old rules]<br>GOV.UK: MAN/00BN/HMF/2019/0013 | Unlicensed HMO | individual | | Dismissed | 1 | 23 Mar 2020 | 7.6 |


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