

Rent repayment orders in Hammersmith and Fulham

Generated 17 Oct 2026. All decisions in Hammersmith and Fulham.

Online version, with every decision: <https://rentrisecheck.uk/rro/area/hammersmith-and-fulham?x=1>

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What the tribunal ordered

49 decisions in this search (35 ended in a rent repayment order). In 32 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	76% (35 of 46)	90% (18 of 20)	65% (17 of 26)
Typical amount ordered, per applicant	£3,700 (n=32)	£4,364 (n=17)	£3,075 (n=15)
Typical amount ordered, per decision	£9,600 (n=32, typically 3 applicants)	£12,630 (n=17, typically 3 applicants)	£7,749 (n=15, typically 3 applicants)
Typical share of the maximum the tribunal could award	69% (n=16)	75% (n=8)	58% (n=8)

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
195 Dawes Road, Hammersmith, London SW6 7QY [old rules] GOV.UK: LON/00AN/HMF/2026/0037	Unlicensed HMO	individual	£3,306	£39,672	£2,479.50	£9,918	4	25%	11 Sep 2026
Basement Flat, 4 Glazbury Road, London, W14 9AS [old rules] GOV.UK: LON/00AN/HMF/2025/0872	Unlicensed HMO	individual	£3,000	£6,000	£3,600	£3,600	1	60%	8 Jun 2026
Flat 13, Block D Peabody Estate, SW6 1UN [old rules] GOV.UK: LON/00AN/HMF/2025/0877	Unlicensed HMO	individual	£960		£3,074.85	£3,074.85	1		8 Jun 2026
Flat 5,13-15 Netherwood Road, London W14 0BL [old rules] GOV.UK: LON/00AN/HMF/2025/0615	Unlicensed HMO	individual		£6,981	£133.33	£400	3	6%	31 Dec 2025
Flat 12 Alexandra Mansions, 75 Stanlake Road, Shepherd's Bush, London, W12 7HH [old rules] GOV.UK: LON/00AN/HMF/2024/0706	Unlicensed house (selective licensing)	individual			£3,339.93	£10,019.79	3		24 Nov 2025
(x5) 4 Biscay Road, London, W6 8JN [old rules] GOV.UK: LON/00AN/HMF/2024/0011	Unlicensed HMO	individual			£4,354.34	£21,771.68	5		4 Nov 2025
Flat 13 Samuel Richardson House, North East Crescent, London W14 8TE [old rules] GOV.UK: LON/00AN/HMF/2025/0641	Illegal eviction	individual	£750		£7,980	£7,980	1		17 Sep 2025

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided
Flat 3, 38 Shepherds Bush Road, London, W6 7PJ [old rules] GOV.UK: LON/00AN/HMG/2025/0607	Unlicensed house (selective licensing)	company and individuals AAA Biney Traffic Management Ltd		£2,819.17	£2,537.25	£2,537.25	1	90%	29 Aug 2025
Flat 50, Talgarth Mansions, Talgarth Road, London W14 9DF [old rules] GOV.UK: LON/00AN/HMF/2024/0250	Unlicensed HMO	individual	£2,800	£11,069.58	£2,582.90	£7,748.70	3	70%	14 Jul 2025
53 Bush Court, Shepherds Bush Green, London W12 8PL [old rules] GOV.UK: LON/00AN/HMF/2024/0079	Unlicensed HMO	individual			£2,853.96	£8,561.87	3		27 Nov 2024
Raised Ground Floor Flat, 47 Uxbridge Road, London, W12 8LA [old rules] GOV.UK: LON/00AN/HMG/2024/0008	Unlicensed house (selective licensing)	individual		£14,204.79	£3,906.32	£7,812.63	2	55%	12 Nov 2024
18 West Kensington Court, Edith Villas, London W14 9AA [old rules] GOV.UK: LON/00AN/HMF/2023/0233	Unlicensed HMO	individual			£2,242.12	£6,726.37	3		17 Aug 2024
765a Fulham Road, London, SW6 5HA [old rules] GOV.UK: LON/00AN/HMF/2023/0232	Unlicensed HMO	individual			£5,252.80	£5,252.80	1		14 Jun 2024
Flat 2, 46 Lillie Road, London, SW6 1TN [old rules] GOV.UK: LON/00AN/HMF/2023/0116	Unlicensed HMO	company		£3,030	£1,666.50	£1,666.50	1	55%	6 Feb 2024
31 Ellaline Road, London, W6 9NZ [old rules] GOV.UK: LON/00AN/HMF/2023/0110	Unlicensed HMO	individual		£24,520	£3,432	£17,160	5	70%	29 Sep 2023
49 West Kensington Mansions, Beaumont Crescent, London W14 [old rules] GOV.UK: LON/00AN/HMF/2021/0273	Unlicensed HMO	company Love (UK) Limited			£5,256.33	£15,769	3		15 Jul 2022
Flat 38, Charleville Mansions, Charleville Road, London, W14 9JA [old rules] GOV.UK: LON/00AN/HMF/2021/0296	Unlicensed HMO	company Monza F1 Limited			£6,315	£12,630	2		23 Jun 2022
273 Fulham Palace Road, London, SW6 6TL [old rules] GOV.UK: LON/00AN/HMF/2021/0304	Unlicensed HMO	company London State Ltd	£866.67	£10,388.05	£3,510	£7,020	2	68%	12 Apr 2022
Basement Flat, 184 North End Road, London W14 9NX [old rules] GOV.UK: LON/00AN/HMG/2021/0032	Unlicensed house (selective licensing)	individual	£1,500		£8,400	£16,800	2		14 Feb 2022
Studio 7, 231 Lillie Road, London, SW6 7LN [old rules] GOV.UK: LON/00AN/HMF/2020/0255	Unlicensed HMO	individual			£3,289.50	£6,579	2		13 Aug 2021
6 Bellamy Close, London, W14 9UT [old rules] GOV.UK: LON/00AM/HMF/2020/0061	Unlicensed HMO	individual	£866.67	£9,600	£9,600	£9,600	1	100%	18 Mar 2021
6 Bellamy Close, London W14 9UT [old rules] GOV.UK: LON/00AN/HMF/2020/0061	Unlicensed HMO	individual	£866.67	£9,600	£9,600	£9,600	1	100%	18 Mar 2021
56 Rosaline Road, London SW6 7QT [old rules] GOV.UK: LON/00AN/HMK/2020/0013	Unlicensed HMO	individual	£3,300	£19,328	£2,416	£9,664	4	50%	3 Mar 2021
46A Broughton Road, London SW6 2LA [old rules] GOV.UK: LON/00AN/HMF/2020/0092	Unlicensed HMO	individual			£6,041.35	£36,248.08	6		29 Jan 2021

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided
50 Crabtree Lane, London, SW6 6LW [old rules] GOV.UK: LON/00AN/HMF/2020/0051	Unlicensed HMO	company and individuals Equinox Re Limited		£13,995	£4,665	£13,995	3	100%	12 Jan 2021
Ground Floor Flat at 50 Weltje Road, Fulham, London, W6 9LT [old rules] GOV.UK: LON/00AN/HMG/2020/0011	Unlicensed HMO	individual	£2,150	£25,766.25	£4,122.60	£20,613	5	80%	29 Jul 2020
43 Raynham Road, London W6 0HY [old rules] GOV.UK: LON/00AN/HMK/2019/0061	Unlicensed HMO	individual		£32,415	£4,213.95	£21,069.75	5	65%	21 Jan 2020
46a Broughton Road, London SW6 2LA [old rules] GOV.UK: LON/00AN/HMF/2019/0024	Unlicensed HMO	individual		£28,080	£6,552	£19,656	3	70%	9 Dec 2019
56 Rosaline Road, Fulham, London SW6 7QT [old rules] GOV.UK: LON/00AN/HMK/2019/0038	Unlicensed HMO	individual	£3,293.33		£1,646.66	£6,586.66	4		12 Sep 2019
27 Argyll Mansions, Hammersmith Road, W14 8QQ [old rules] GOV.UK: LON/00AN/HMK/2019/0039	Unlicensed HMO	individual	£550		£4,364.27	£4,364.27	1		27 Aug 2019

Showing the 30 most recent of 32. 2 more, and the rest of this search, are in the full list online:

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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
39 Steventon Road, London, W12 0SU [old rules] GOV.UK: LON/00AN/HMF/2025/0815	Unlicensed HMO	individual		Out of time or no jurisdiction	4	29 Apr 2026
(x2) Flat 402, Sullivan Court, Broomhouse Lane, London, SW6 3DL . [old rules] [figures not yet checked] GOV.UK: LON/00AN/HMF/2024/0263	Unlicensed HMO	company		Order made	2	28 Feb 2025
50 Britannia Road, London, SW6 2JP [old rules] GOV.UK: LON/00AN/HMF/2024/0030	Illegal eviction	individual		Dismissed	2	2 Sep 2024
Flat 12 Admiral Court, London SW10 0UU [old rules] GOV.UK: LON/00AN/HMG/2023/0016	Other	company Golden Homes Property Group Ltd		Dismissed	2	17 Jun 2024
Rooms 3 & 4, 98 Adelaide Grove, London W12 0JH & 0217 [old rules] GOV.UK: LON/00AN/HMF/2023/0297	Unlicensed HMO	company and individuals		Dismissed	2	16 May 2024
Flat 3, 14 Westville Road, Shepherds Bush, London W12 9BD [old rules] GOV.UK: LON/00AN/HMF/2023/0239	Unlicensed HMO	company Acre Properties (1988) Ltd		Dismissed	1	14 May 2024
173A New Kings Rd, London SW6 4SW [old rules] GOV.UK: LON/00AN/HMG/2024/0005	Unlicensed house (selective licensing)	individual		Dismissed	1	27 Apr 2024
25 Gastein Road London W6 8LT [old rules] GOV.UK: LON/00AN/HMF/2023/0048	Unlicensed HMO	company City Living WLDN Limited		Dismissed	1	8 Aug 2023
1 Auriol Mansions, Edith Road, London W14 0ST [old rules] GOV.UK: LON/00AN/HMF/2022/0143	Unlicensed HMO	company Love (UK) Limited		Dismissed	1	2 Mar 2023
Unit 6_2A Byam Street SW6 2RD [old rules] [figures not yet checked] GOV.UK: LON/00AN/HMF/2022/0125	Unlicensed HMO	individual		Order made	5	20 Feb 2023

Showing the 10 most recent of 17. 7 more, and the rest of this search, are in the full list online:
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