

Rent repayment orders in Wandsworth

Generated 17 Oct 2026. All decisions in Wandsworth.

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

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What the tribunal ordered

27 decisions in this search (21 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	78% (21 of 27)	75% (12 of 16)	82% (9 of 11)
Typical amount ordered, per applicant	£4,855 (n=17)	£4,608 (n=10)	£5,000 (n=7)
Typical amount ordered, per decision	£7,549 (n=17, typically 2 applicants)	£12,108 (n=10, typically 2 applicants)	£7,010 (n=7, typically 1 applicant)
Typical share of the maximum the tribunal could award	100% (n=9)	100% (n=5)	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
2 Hearnville Road, Wandsworth, London, SW12 8RR [old rules] GOV.UK: LON/00BJ/HMF/2024/0157	Unlicensed HMO	individual		£30,108.91	£5,269.06	£21,076.24	4	70%	10 Jan 2025
Room 3, 102 Buckhold Road, London SW18 4AR [old rules] GOV.UK: LON/00BJ/HMB/2023/0008	Harassment	company	£920		£7,010	£7,010	1		25 Mar 2024
62 Elmfield Road, Balham, London SW17 8AN [old rules] GOV.UK: LON/00BJ/HMF/2023/0139	Unlicensed HMO	individual	£750		£5,000	£5,000	1		27 Feb 2024
The Pyekle, Holderness Road, London SW17 7RG [old rules] GOV.UK: LON/00BJ/HMF/2021/0085	Unlicensed HMO	individual			£2,516.42	£7,549.25	3		6 Oct 2023
37 Montfort Place London SW19 6QN [old rules] GOV.UK: LON/00BJ/HMB/2022/0015	Illegal eviction	individual		£6,005	£6,005	£6,005	1	100%	22 Sep 2023
45A Longley Road, London, SW179LA [old rules] GOV.UK: LON/00BJ/HMF/2022/0148	Unlicensed HMO	individual	£2,375	£28,500	£4,560	£22,800	5	80%	19 Apr 2023
10B Comyn Road, London, SW11 1PZ [old rules] GOV.UK: LON/00BJ/HMF/2022/0153	Unlicensed HMO	individual		£3,739.15	£3,739.15	£3,739.15	1	100%	27 Jan 2023

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided
44 Aliwal Road, Battersea London SW11 1RD [old rules] GOV.UK: LON/00BJ/HMF/2021/0098	Unlicensed HMO	individual	£3,800		£7,350.33	£22,051	3		20 Dec 2021
22 Fircroft Road, London, SW17 7PS [old rules] GOV.UK: LON/00BJ/HMF/2020/0235	Unlicensed HMO	individual	£585	£7,020	£7,020	£7,020	1	100%	2 Aug 2021
254 Earlsfield Road, London SW18 3DY & 0050 [old rules] GOV.UK: LON/00BJ/HMF/2021/0047	Unlicensed HMO	individual			£4,321.97	£12,965.90	3		30 Jul 2021
29 Wroughton Road, Battersea, London SW11 6BE [old rules] GOV.UK: LON/00BJ/HMF/2020/0025	Unlicensed HMO	individual		£41,000	£6,833.33	£41,000	6	100%	13 Jul 2021
299 Southcroft Road, London, SW16 6QT [old rules] GOV.UK: LON/00BJ/HMF/2020/0123	Unlicensed HMO	individual	£2,500	£21,254.63	£4,194.17	£20,970.86	5	99%	26 Apr 2021
37 Longmead Road, London SW17 8PN [old rules] GOV.UK: LON/00BJ/HMF/2020/0002	Unlicensed HMO	individual			£5,625	£11,250	2		8 Apr 2021
58 Selkirk Road, London SW17 0ES [old rules] GOV.UK: LON/00BJ/HMF/2020/0150	Unlicensed HMO	individual	£470		£2,395	£2,395	1		29 Mar 2021
58 Selkirk Road, London, SW17 0ES [old rules] GOV.UK: LON/00BJ/HMF/2020/0093	Unlicensed HMO	company Nest Estates Limited			£3,125	£3,125	1		19 Mar 2021
58 Selkirk Road, London SW17 0ES [old rules] GOV.UK: LON/00BJ/HMF/2020/0031	Unlicensed HMO	company and individuals Nest Estates Limited		£4,360.16	£4,360.16	£4,360.16	1	100%	9 Nov 2020
28 Afghan Road, London SW11 2QD [old rules] GOV.UK: LON/00BJ/HMF/2020/0016	Unlicensed HMO	individual		£33,700	£4,855.17	£29,131	6	86%	20 Oct 2020

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
29 Abbotstone Road, London, SW15 1QR [old rules] GOV.UK: LON/00BJ/HMF/2025/0766	Illegal eviction	company	£975	Struck out	1	28 Nov 2025
154 Trevelyan Road, Tooting, London SW17 9LW & [old rules] [figures not yet checked] GOV.UK: LON/00BJ/HMF/2024/0640	Unlicensed HMO	company ASM Capital Ltd		Order made	5	27 Jun 2025
32A Covertton Road SW17 0QL [old rules] GOV.UK: LON/00BJ/HMF/2021/0207	Harassment	company	£1,750	Dismissed	1	24 Feb 2025
30 Granard Road, Wandsworth, SW12 8UL [old rules] [figures not yet checked] GOV.UK: LON/00BJ/HMF/2024/0074	Unlicensed HMO	company		Order made	6	21 Nov 2024
45 Grandison Road, London SW11, 6LS [old rules] GOV.UK: LON/00BJ/HMF/2020/0043	Unlicensed HMO	individual		Dismissed	1	13 Jul 2022
Flat 2, 4 Marney Road, London, SW11 5EP [old rules] GOV.UK: LON/00BJ/HMF/2021/0055	Unlicensed HMO	individual		Dismissed	2	21 Oct 2021
26 Ericsson Close, London, SW18 1SG [old rules] GOV.UK: LON/00BJ/HMF/2019/0092	Unlicensed HMO	company and individuals S D Smile Properties Limited		Dismissed	5	10 Mar 2021

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Outcome	Applicants	Decided
43 Whitlock Drive, Southfields, London SW19 6SJ [old rules] [figures not yet checked] GOV.UK: LON/00BJ/HMF/2020/0068	Unlicensed HMO	individual		Order made	4	8 Mar 2021
151 Totterdown Street, London SW17 8TE [old rules] [figures not yet checked] GOV.UK: LON/00BJ/HMF/2020/0106	Unlicensed HMO	company and individuals		Order made	5	9 Feb 2021
99 Nimrod Road, London SW16 6TH [old rules] GOV.UK: LON/00BJ/HMF/2019/0099	Unlicensed HMO	company and individuals	£3,600	Dismissed	1	13 Jul 2020