

# Rent repayment orders in Westminster

Generated 17 Oct 2026. All decisions in Westminster.

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## What the tribunal ordered

29 decisions in this search (17 ended in a rent repayment order). In 16 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                       | 65% (17 of 26)                        | 71% (5 of 7)                         | 63% (12 of 19)                        |
| Typical amount ordered, per applicant                 | £4,450 (n=16)                         | £1,800 (n=5)                         | £5,175 (n=11)                         |
| Typical amount ordered, per decision                  | £5,540 (n=16, typically 2 applicants) | £5,800 (n=5, typically 2 applicants) | £5,280 (n=11, typically 2 applicants) |
| Typical share of the maximum the tribunal could award | 70% (n=11)                            | too few (n=2)                        | 70% (n=9)                             |

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     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|------------------------------|-----------|------------|------------------|----------------|------------|-------|-------------|
| Flat P, 11 Craven Hill, Westminster, W2 3EN [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?q=LON/00BK/HMF/2024/0156">LON/00BK/HMF/2024/0156</a>                       | Unlicensed HMO | individual                   | £3,400    | £36,489.54 | <b>£8,514.23</b> | £25,542.68     | 3          | 70%   | 13 Mar 2025 |
| 31 Forsyth House, Tachbrook Street, SW1V 2LE [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?q=LON/00BK/HMF/2024/0090">LON/00BK/HMF/2024/0090</a>                      | Unlicensed HMO | individual                   | £900      |            | <b>£1,508.40</b> | £3,016.80      | 2          |       | 13 Mar 2025 |
| Flat 32 Albert Hall Mansions, Kensington Gore, London, SW7 2AW [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?q=LON/00BK/HMF/2024/0118">LON/00BK/HMF/2024/0118</a>    | Unlicensed HMO | company<br>Renting Smart Ltd |           |            | <b>£1,155.24</b> | £2,310.49      | 2          |       | 10 Feb 2025 |
| 28 Sherwood Court, 38 Bryanston Place, London W1H 5FE [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?q=LON/00BK/HMF/2024/0135">LON/00BK/HMF/2024/0135</a>             | Unlicensed HMO | individual                   | £3,098.33 | £27,848.33 | <b>£6,962.08</b> | £20,886.25     | 3          | 75%   | 9 Dec 2024  |
| Flat 9, Radley House, Park Road, Marylebone, London, NW1 6DN [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?q=LON/00BK/HMF/2024/0136">LON/00BK/HMF/2024/0136</a>      | Unlicensed HMO | company and individuals      | £1,000    | £10,890    | <b>£3,811.50</b> | £3,811.50      | 1          | 35%   | 15 Nov 2024 |
| Flat 19, Normandy Court, 32-33 Kensington Gardens, London, W2 4BG [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?q=LON/00BK/HMF/2024/0070">LON/00BK/HMF/2024/0070</a> | Unlicensed HMO | company<br>Kiptonview Ltd    | £866.67   | £6,600     | <b>£5,280</b>    | £5,280         | 1          | 80%   | 5 Sep 2024  |

| Address, and case ref linked to GOV.UK                                                                                            | Offence          | Landlord                                         | Rent pcm  | Maximum    | Per applicant | Ordered, total | Applicants | Share | Decided     |
|-----------------------------------------------------------------------------------------------------------------------------------|------------------|--------------------------------------------------|-----------|------------|---------------|----------------|------------|-------|-------------|
| 266 Ashmore Road, London, W9 3DD [old rules]<br>GOV.UK: <a href="#">LON/00BK/HMF/2023/0106</a>                                    | Unlicensed HMO   | company and individuals                          | £2,145    | £25,740    | £7,722        | £15,444        | 2          | 60%   | 13 Mar 2024 |
| Flat 11, 55 Ebury Street, The City of Westminster, London, SW1W 0PA [old rules]<br>GOV.UK: <a href="#">LON/00BK/HMF/2023/0202</a> | Unlicensed HMO   | individual                                       | £3,466.67 | £41,442.04 | £5,175        | £20,700        | 4          | 50%   | 21 Feb 2024 |
| Flat 27 Stourhead House 79 Tachbrook Street London SW1V 2QE [old rules]<br>GOV.UK: <a href="#">LON/00BK/HMF/2023/0024</a>         | Unlicensed HMO   | individual                                       | £2,600    | £13,000.05 | £1,300        | £3,900         | 3          | 30%   | 14 Aug 2023 |
| 22 Portgate Close, London W9 3DL [old rules]<br>GOV.UK: <a href="#">LON/00BK/HMF/2021/0298</a>                                    | Unlicensed HMO   | company and individuals                          | £477      | £1,431     | £1,431        | £1,431         | 1          | 100%  | 4 Aug 2023  |
| 96 Castellain Mansions W9 1HB [old rules]<br>GOV.UK: <a href="#">LON/00BK/HMF/2023/0026</a>                                       | Unlicensed HMO   | company and individuals<br>Riverside HHT Limited | £2,350    | £25,221.36 | £6,305.34     | £18,916.02     | 3          | 75%   | 31 Jul 2023 |
| Flat E, 30 Porchester Square, London, W2 6AN [old rules]<br>GOV.UK: <a href="#">LON/00BK/HMF/2020/0132</a>                        | Unlicensed HMO   | company                                          |           |            | £5,244.86     | £36,714        | 7          |       | 29 Mar 2022 |
| 6B Sutherland Row London SW1V 4JT [old rules]<br>GOV.UK: <a href="#">LON/00BK/HMB/2021/0011</a>                                   | Illegal eviction | individual                                       | £900      | £1,479.50  | £1,183.60     | £1,183.60      | 1          | 80%   | 16 Mar 2022 |
| First Floor Flat 2, 5 St Johns Wood Road, London NW8 8RB [old rules]<br>GOV.UK: <a href="#">LON/00BK/HMF/2020/0028</a>            | Unlicensed HMO   | company<br>Ebenezer Bethel UK Limited            | £1,150    |            | £5,088        | £10,176        | 2          |       | 12 Apr 2021 |
| 8 Molyneux Street, London W1H 5HP [old rules]<br>GOV.UK: <a href="#">LON/00BK/HMA/2017/0003</a>                                   | Unlicensed HMO   | company<br>PML Services Ltd                      |           |            | £1,160        | £5,800         | 5          |       | 12 Oct 2017 |
| 1 Guildhouse Street, London SW1V 1JE [old rules]<br>GOV.UK: <a href="#">LON/00BK/HMA/2016/0012</a>                                | Unlicensed HMO   | company<br>Bewel Property Limited                | £1,300    | £7,200     | £1,800        | £3,600         | 2          | 50%   | 31 Jan 2017 |

## 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     |
|------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|-------------------------|----------|--------------------------------|------------|-------------|
| Flat 94 Castellain Mansions, Castellain Road, W9 1HB [old rules]<br>GOV.UK: <a href="#">LON/00BK/HMF/2025/0797</a>                                   | Unlicensed HMO | company and individuals |          | Dismissed                      | 4          | 14 Jul 2026 |
| Flat 3, 20 Cockspur Street London, SW1Y 5BL [old rules] [figures not yet checked]<br>GOV.UK: <a href="#">LON/00BK/HMF/2025/0819</a>                  | Unlicensed HMO | company and individuals | £3,770   | Order made                     | 3          | 7 May 2026  |
| Flat 4, 40 Buckingham Gate, London SW1E 6BS [old rules]<br>GOV.UK: <a href="#">LON/00BK/HMF/2025/0652</a>                                            | Other          | company and individuals |          | Dismissed                      | 2          | 7 Nov 2025  |
| Flat 4A Hyde Park Mansions, Transept Street, London, NW1 5ER [old rules] [figures not yet checked]<br>GOV.UK: <a href="#">LON/00BK/HMF/2025/0660</a> | Unlicensed HMO | company and individuals |          | Order made                     | 4          | 29 Sep 2025 |
| 103 St Marys Mansions, St Marys Terrace, London W2 1SY [old rules]<br>GOV.UK: <a href="#">LON/00BK/HMF/2024/0204</a>                                 | Unlicensed HMO | individual              |          | Dismissed                      | 1          | 15 May 2025 |
| 103 St Mary's Mansions, St Mary's Terrace, London W2 1SY [old rules]<br>GOV.UK: <a href="#">LON/00BK/HMF/2022/0270</a>                               | Unlicensed HMO | individual              |          | Out of time or no jurisdiction | 1          | 26 Apr 2024 |

| Address, and case ref linked to GOV.UK                                                                                 | Offence          | Landlord                        | Rent pcm  | Outcome                        | Applicants | Decided     |
|------------------------------------------------------------------------------------------------------------------------|------------------|---------------------------------|-----------|--------------------------------|------------|-------------|
| Flat 501, Jerome House, 14 Lisson Grove, London, NW1 6TS [old rules]<br>GOV.UK: <a href="#">LON/00BK/HMF/2023/0113</a> | Unlicensed HMO   | company<br>Rimal Properties Ltd | £2,296.97 | Out of time or no jurisdiction | 3          | 15 Jan 2024 |
| 8a-8b Avery Row, W1K 4AL [old rules]<br>GOV.UK: <a href="#">LON/00BK/HMB/2022/0010</a>                                 | Illegal eviction | individual                      |           | Out of time or no jurisdiction | 1          | 7 Jun 2023  |
| 109 Broadley Street, London NW88BA [old rules]<br>GOV.UK: <a href="#">LON/00BK/HMB/2022/0002</a>                       | Illegal eviction | individual                      |           | Other ruling                   | 2          | 27 Jan 2023 |
| 81 Marne Street, Westminster, London W10 4JF [old rules]<br>GOV.UK: <a href="#">LON/00BK/HMF/2022/0016</a>             | Unlicensed HMO   | individual                      |           | Dismissed                      | 2          | 15 Sep 2022 |

Showing the 10 most recent of 13. 3 more, and the rest of this search, are in the full list online: <https://rentrisecheck.uk/rro/area/westminster?x=1>