

Rent repayment orders near KT1 3SD

Generated 18 Oct 2026. Decisions within 10 km of KT1 3SD. 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=KT1+3SD>

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What the tribunal ordered

88 decisions in this search (66 ended in a rent repayment order). In 55 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% (66 of 87)	78% (35 of 45)	74% (31 of 42)
Typical amount ordered, per applicant	£4,322 (n=53)	£4,258 (n=30)	£4,354 (n=23)
Typical amount ordered, per decision	£7,463 (n=55, typically 2 applicants)	£9,432 (n=32, typically 2 applicants)	£6,170 (n=23, typically 1 applicant)
Typical share of the maximum the tribunal could award	85% (n=27)	86% (n=15)	77% (n=12)

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
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	9.3
1C Fairlawn Avenue, Ealing W4 5EF [old rules] GOV.UK: LON/00AJ/HMF/2025/0816	Unlicensed HMO	individual	£3,000	£23,300	£5,825	£17,475	3	75%	10 Aug 2026	9.6
25 Bulstrode Avenue, Hounslow TW3 3AA [old rules] GOV.UK: LON/00AT/HMG/2025/0626	Unlicensed HMO	individual	£750	£3,000	£2,700	£2,700	1	90%	14 Jul 2026	9.3
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	10.0
44 Aberfoyle Road, London, SW16 5AA [old rules] GOV.UK: LON/00AY/HMF/2025/0743	Unlicensed HMO	individual			£6,688	£13,376	2		16 Dec 2025	9.8
22 Malden Road, Cheam, London SM3 8QF [old rules] GOV.UK: LON/00BF/HMG/2025/0627	Unlicensed HMO	company Billboards Property Group Limited		£7,818	£6,169.61	£6,169.61	1	79%	17 Nov 2025	6.8
(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	9.7

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
22 Malden Road, Cheam SM3 8QF [old rules] GOV.UK: LON/00BF/HMF/2025/0672	Unlicensed HMO	company Billboards Property Group Ltd	£775		£3,587	£3,587	1		26 Aug 2025	6.8
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	9.3
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	9.0
22 Mill Street, Kingston-Upon-Thames KT1 2RF [old rules] GOV.UK: LON/00AX/HMF/2023/0203	Unlicensed HMO	company Grand Residential Limited			£3,850.50	£3,850.50	1		7 May 2024	1.5
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	7.4
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	9.3
47, Cardington Square, Hounslow, Middlesex TW4 6AJ [old rules] GOV.UK: LON/00AT/HMF/2022/0271	Unlicensed HMO	individual			£1,049.25	£1,049.25	1		23 Jan 2024	9.9
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	8.7
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	9.1
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	5.9
56 Abbots Road Cheam SM3 9TA [old rules] GOV.UK: LON/00BF/HMF/2022/0106	Unlicensed HMO	company and individuals	£590	£7,080	£6,840	£6,840	1	97%	5 Sep 2023	6.3
67 Harewood Road, Isleworth, Middlesex TW7 5HN [old rules] GOV.UK: LON/00AT/HMF/2022/0274	Unlicensed HMO	individual		£7,485.81	£2,691.07	£2,691.07	1	36%	17 Aug 2023	8.8
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	7.6
51 Eversley Crescent, Isleworth, Middlesex, TW7 4LD [old rules] GOV.UK: LON/00AT/HMF/2022/0194	Unlicensed HMO	individual		£2,750	£2,062.50	£2,062.50	1	75%	20 Mar 2023	8.8
67 Orme Road, Kingston Upon Thames, Surrey KT1 3SD [old rules] GOV.UK: LON/00AX/HMF/2022/0121	Unlicensed HMO	company We Let Rooms Limited			£5,813.44	£29,067.20	5		6 Mar 2023	0.0
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	9.6
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	10.0
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	8.7

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
1 Kingsleigh Close, Brentford, Middlesex TW8 0PA [old rules] GOV.UK: LON/00AT/HMF/2021/0267	Unlicensed HMO	company and individuals Alpha Estates.net Limited	£2,244	£24,684	£3,085.50	£12,342	4	50%	31 Mar 2022	8.8
(x2) Flats 2 & 3, 29 South Road, Twickenham, Middlesex, TW2 5NU 0003 [old rules] [council application] GOV.UK: LON/00BD/HMC/2020/0002	Improvement notice not complied with	individual				£7,462.57	council		31 Jan 2022	5.7
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	9.5
36B The Avenue, Worcester Park, Surrey KT4 7EY [old rules] GOV.UK: CHI/43UC/HMF/2021/0025	Unlicensed HMO	individual			£3,982.46	£15,929.85	4		1 Dec 2021	4.0
4 Woodgate Drive, London, SW16 5YP [old rules] GOV.UK: LON/00AY/HMB/2021/0005	Harassment	individual	£675	£4,005	£3,404	£3,404	1	85%	26 Nov 2021	10.0

Showing the 30 most recent of 55. 25 more, and the rest of this search, are in the full list online:
<https://rentrisecheck.uk/ro/search?postcode=KT1+3SD>

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
37 Oriel Drive, London, SW13 8HW [period not stated] GOV.UK: LON/00BD/HMF/2025/0776	Harassment	company and individuals	£4,200	Dismissed	1	16 Dec 2026	8.9
Flat 301, Hive House, Capital Interchange Way, Brentford, TW8 0SL [old rules] GOV.UK: LON/00AT/HMB/2025/0007	Illegal eviction	individual		Dismissed	1	26 Jan 2026	9.1
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	7.3
35 Jersey Road, Hounslow, TW3 4BQ [old rules] [figures not yet checked] GOV.UK: LON/00AT/HMF/2025/0648	Unlicensed HMO	individual		Order made	2	3 Nov 2025	9.7
Room 7, 2nd Floor, 12A Deer Park Road, London, SW19 3TL [old rules] GOV.UK: LON/00BA/HMB/2024/0602	Harassment	company Quantum Securities Limited		Dismissed	1	27 Oct 2025	6.2
(x4) 31 Cambridge Road North, London, W4 4AA . [old rules] [figures not yet checked] GOV.UK: LON/00AT/HMF/2025/0601	Unlicensed HMO	individual		Order made	4	4 Jul 2025	9.1
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	7.9
57 Dunsmore Road, Walton, Surrey KT12 2LJ [old rules] GOV.UK: CHI/43UB/HMB/2024/0003	Illegal eviction	company and individuals		Dismissed	1	2 May 2025	9.5
(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	8.6
32A Covertton Road SW17 0QL [old rules] GOV.UK: LON/00BJ/HMF/2021/0207	Harassment	company	£1,750	Dismissed	1	24 Feb 2025	7.7

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