Rent repayment orders near NW1 1HN

Generated 19 Oct 2026. Decisions within 2 km of NW1 1HN. 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=NW1+1HN

Source: First-tier Tribunal (Property Chamber) decisions published on GOV.UK. Contains public sector information licensed under the Open Government Licence v3.0. Rent Rise Check is an independent project, not part of the tribunal, HM Courts & Tribunals Service or GOV.UK. Contact: hello@rentrisecheck.uk. The figures were read from each decision automatically; each case reference below links to the original decision on GOV.UK (on paper, search GOV.UK for the reference). Individual landlords are never named here; companies are. GOV.UK guidance and form RRO1: https://www.gov.uk/guidance/rent-repayment-orders-guidance-for-tenants

What the tribunal ordered

41 decisions in this search (33 ended in a rent repayment order). In 31 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	82% (33 of 40)	90% (19 of 21)	74% (14 of 19)
Typical amount ordered, per applicant	£4,036 (n=31)	£4,366 (n=18)	£3,427 (n=13)
Typical amount ordered, per decision	£10,570 (n=31, typically 3 applicants)	£15,298 (n=18, typically 4 applicants)	£9,607 (n=13, typically 2 applicants)
Typical share of the maximum the tribunal could award	70% (n=10)	72% (n=6)	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	km
12 Pratt Street, Camden, London, NW1 0AB [old rules] GOV.UK: LON/00AG/HMF/2026/0007	Unlicensed HMO	individual	£3,878.33	£12,809.04	**£9,606.78**	£9,606.78	1	75%	28 Jul 2026	1.1
Flat 4, 14 Argyle Walk, London WC1H 8HA [old rules] GOV.UK: LON/00AG/HMF/2025/0613	Unlicensed HMO	individual		£35,400	**£6,188.25**	£24,753	4	70%	18 Aug 2025	0.5
18 Clerkenwell Close, London , EC1R 0AA [old rules] GOV.UK: LON/00AU/HMF/2024/0148	Unlicensed HMO	company Property Guardian Protection Ltd	£1,680	£7,580.58	**£2,490.19**	£4,980.38	2	66%	3 Jun 2025	1.7
Flat 28, Gordon Mansions, Torrington Place, London, WC1E 7HF [old rules] GOV.UK: LON/00AG/HMF/2024/0101	Unlicensed HMO	individual	£7,150	£69,345.21	**£12,713.29**	£38,139.87	3	55%	29 Apr 2025	0.9
Fifth Floor, 35-37 William Road, London NW1 3ER [old rules] GOV.UK: LON/00AG/HMF/2022/0018	Unlicensed HMO	company	£1,000		**£5,760**	£5,760	1		9 Apr 2025	0.8
Floor 2, 35-37 William Road, London NW1 3ER [old rules] GOV.UK: LON/00AG/HMF/2022/0001	Unlicensed HMO	company Global 100 Limited			**£3,427**	£10,281	3		23 Sep 2024	0.8

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
Flat 14, Aberdeen Mansions, Kenton Street, London WC1N 1NN [old rules] GOV.UK: LON/00BK/HMF/2022/0035	Unlicensed HMO	individual			**£4,035.73**	£12,107.20	3		23 Jul 2024	0.6
Flat 3, Walter Tull Court, 51 Repton Street, London, E14. 7FU [old rules] GOV.UK: LON/00BG/HMB/2023/0007	Illegal eviction	individual	£800		**£1,000**	£1,000	1		25 Jul 2023	1.1
28 Thornhill Bridge Wharf Caledonian Road, N1 0RU [old rules] GOV.UK: LON/00AU/HMF/2022/0278	Unlicensed HMO	company Equinox Re Ltd			**£1,705**	£3,410	2		5 Jul 2023	1.0
104 D Euston street NW1 2HA [old rules] GOV.UK: LON/00AG/HMF/2022/0241	Unlicensed HMO	individual			**£3,060**	£3,060	1		14 Jun 2023	0.6
Flat 1 & Flat 6, 36 Upper Street , London, N1 OPN [old rules] GOV.UK: LON/00AU/HMF/2022/0229	Unlicensed HMO	company	£1,300		**£10,400**	£20,800	2		28 Apr 2023	1.8
Flat 11 Soane Court, St Pancras Way, London NW1 9EG [old rules] GOV.UK: LON/00AG/HMF/2021/0300	Unlicensed HMO	company and individuals Beachstone Properties Limited			**£1,088.93**	£5,444.65	5		4 Nov 2022	1.5
(x2) Flat 2, 41 Calthorpe Street, London, WC1X 0JX & [old rules] GOV.UK: LON/00AG/HMF/2020/0057	Unlicensed HMO	company Drumlin Limited			**£2,578**	£10,312	4		8 Sep 2022	1.1
Flat 230, Levita House, Chalton Street, London, NW1 1HN [old rules] GOV.UK: LON/00AG/HMF/2021/0127	Unlicensed HMO	individual		£33,919.40	**£6,360**	£25,440	4	75%	24 Nov 2021	0.0
23 Lydford House, Royal College Street, London. NW1 0SA [old rules] GOV.UK: LON/00AG/HMF/2020/0237	Unlicensed HMO	individual	£2,340	£28,080	**£9,360**	£28,080	3	100%	12 Jul 2021	0.8
3rd Floor, 35-37 William Road, London, NW1 3ER [old rules] GOV.UK: LON/00AG/HMF/2021/0042	Unlicensed HMO	company	£1,500	£100,000	**£2,083.95**	£6,251.85	3	6%	6 Jul 2021	0.8
30 Phipps House White City Estate W 12 7 QE [old rules] GOV.UK: LON/00AN/HMF/2020/0099	Unlicensed HMO	individual			**£5,633.22**	£22,532.86	4		22 Mar 2021	1.1
8 Rochester Court, Rochester Sq Camden NW1 9EL [old rules] GOV.UK: view decision	Unlicensed HMO	company Metro Muves Ltd			**£3,523.33**	£10,570	3		9 Mar 2021	1.5
Flat 2c Gate Street, London WC2A 3HP [old rules] GOV.UK: LON/00AG/HMF/2020/0069	Unlicensed HMO	company and individuals Flat Sharing Limited			**£3,822.54**	£22,935.26	6		10 Feb 2021	1.6
Flat 22, 46 Britannia Street London WC1X 9JH [old rules] GOV.UK: LON/00AG/HMF/2019/0093	Unlicensed HMO	company and individuals			**£1,266.67**	£7,600	6		3 Apr 2020	0.7
Flat 14 Hogarth Court, St. Pancras Way, London NW1 9EH [old rules] GOV.UK: LON/00AG/HMF/2019/0060	Unlicensed HMO	company and individuals RentaroominLondon Limited	£737		**£8,326**	£8,326	1		5 Feb 2020	1.5
Flat 28 Laney House, Portpool Lane, London EC1N 7UL [old rules] GOV.UK: LON/00AG/HMF/2019/0001	Unlicensed HMO	individual	£3,900	£46,800	**£6,552**	£32,760	5	70%	27 Jan 2020	1.7
46a Eversholt Street, London NW1 1DA [old rules] GOV.UK: LON/00AG/HMF/2019/0056	Unlicensed HMO	individual	£3,466.66		**£4,400**	£17,600	4		16 Jan 2020	0.2

Past decisions are not a prediction. The tribunal decides each case on its facts, including the landlord's and tenant's conduct.
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	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
Flat B, 59-61 Camden High Street, London NW1 7JL [old rules] GOV.UK: LON/00AG/HMK/2019/0018	Unlicensed HMO	company Abbee Ltd	£2,166.67		**£4,332**	£12,996	3		20 Jun 2019	1.0
3 Borrowdale, Robert Street, London NW1 3QG [old rules] GOV.UK: LON/00AG/HMK/2018/0024	Unlicensed HMO	individual	£2,999	£21,394.03	**£5,348.51**	£21,394.03	4	100%	16 Nov 2018	0.8
Flat 62 Godwin Court, Crowndale Road, London NW1 1NW [old rules] GOV.UK: LON/00AG/HMF/2018/0004	Unlicensed HMO	individual	£3,033.33		**£1,085**	£4,340	4		22 Oct 2018	0.7
Flats 5 & 6, 11-13 Camden High Street NW1 7JE & 0015 [old rules] GOV.UK: LON/00AG/HMK/2018/0013	Unlicensed HMO	individual			**£5,352.41**	£53,524.13	10		29 Aug 2018	0.9
8 Ivybridge Court, Lewis Street, London NW1 8PX [old rules] GOV.UK: LON/00AG/HMK/2018/0020	Unlicensed HMO	individual			**£4,917.43**	£19,669.72	4		9 Aug 2018	1.9
Flat 5, 47 Fitzroy Street, London W1T 6LA [old rules] GOV.UK: LON/00AG/HMK/2018/0003	Unlicensed HMO	individual	£2,665		**£1,500**	£4,500	3		17 Jul 2018	1.0
49 Cartmel, Hampstead Road, London NW1 3SH [old rules] GOV.UK: LON/00AG/HMF/2018/2027	Unlicensed HMO	company and individuals Monsoon Properties Limited			**£2,704.85**	£10,819.40	4		14 Mar 2018	0.7

Showing the 30 most recent of 31. 1 more, and the rest of this search, are in the full list online: https://rentrisecheck.uk/rro/search?postcode=NW1+1HN

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
Colonial Building, 59-61 Hatton Garden Rear Building, London, EC1N 8LS [old rules] GOV.UK: LON/00AG/HMB/2025/0011	Illegal eviction	company		Dismissed	1	6 Mar 2026	1.7
Flat 7 Grafton Mansions, Dukes Road, London, WC1H 9AB [old rules] [figures not yet checked] GOV.UK: LON/00AG/HMF/2024/0266	Unlicensed HMO	individual		Order made	3	14 Jul 2025	0.3
Flat 6, 102-104 Whitfield Street, London, W1T 5EB [old rules] GOV.UK: LON/00AG/HMG/2024/0038	Harassment	individual	£1,735	Dismissed	1	2 Dec 2024	1.0
Ground Floor and Basement, 33, Betterton Street, London WC2H 9BQ [old rules] GOV.UK: LON/00AG/HMG/2023/0004	Unlicensed HMO	company Betterton Duplex Ltd		Dismissed	3	15 May 2024	1.7
Room 23, Third Floor, 16 Brooke Street, London EC1N 7RB [old rules] GOV.UK: LON/00AG/HMB/2022/0009	Harassment	company Origin Housing Ltd		Dismissed	1	13 Mar 2023	1.7
Flat 1_51A Nimrod Road [old rules] GOV.UK: LON/00BJ/HMG/2022/0012	Unlicensed HMO	individual	£800	Dismissed	1	13 Feb 2023	1.1
28 Monica Shaw Court, 31 Purchese Street, London NW1 1EY [old rules] GOV.UK: LON/00AG/HML/2022/0001	Unlicensed HMO	individual	£3,683.33	Other ruling	1	18 Jul 2022	0.2
Fourth Floor, 35-37 William Road, London NW1 3ER [old rules] GOV.UK: LON/00AG/HMF/2022/0037	Unlicensed HMO	company Global 100 Limited		Out of time or no jurisdiction	1	13 May 2022	0.8
8 Rochester Court, Rochester Sq Camden NW1 9EL [old rules] [figures not yet checked] GOV.UK: LON/00AG/HMF/2020/0177	Unlicensed HMO	company Metro Muves Ltd		Order made	3	9 Mar 2021	1.5

Past decisions are not a prediction. The tribunal decides each case on its facts, including the landlord's and tenant's conduct.
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
Flat 50 Troutbeck, Albany Street, London NW1 4EH [old rules] GOV.UK: LON/00AG/HMF/2019/0025	Unlicensed HMO	individual	£2,448.33	Dismissed	3	23 Dec 2019	1.0

Past decisions are not a prediction. The tribunal decides each case on its facts, including the landlord's and tenant's conduct.
This is information, not legal advice. For advice about your situation, contact Shelter (0808 800 4444) or a local renters' union.