

Rent repayment orders near NW8 0AG

Generated 18 Oct 2026. Decisions within 2 km of NW8 0AG. 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=NW8+0AG>

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

34 decisions in this search (29 ended in a rent repayment order). In 29 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	85% (29 of 34)	100% (17 of 17)	71% (12 of 17)
Typical amount ordered, per applicant	£3,700 (n=29)	£4,041 (n=17)	£2,899 (n=12)
Typical amount ordered, per decision	£5,569 (n=29, typically 2 applicants)	£10,176 (n=17, typically 3 applicants)	£3,550 (n=12, typically 2 applicants)
Typical share of the maximum the tribunal could award	70% (n=15)	98% (n=7)	65% (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	km
6 Smyrna Mansions, Smyrna Road, London, NW6 4LU [period not stated] GOV.UK: LON/00AG/HMF/2025/0621	Unlicensed HMO	individual		£7,476	£2,242.80	£2,242.80	1	30%	26 May 2026	0.8
5C, Greville Road, London. NW6 5HY [old rules] GOV.UK: LON/00AG/HMF/2025/0610	Illegal eviction	individual	£1,700	£1,320.12	£1,320.12	£1,320.12	1	100%	19 Dec 2025	0.4
(x5) 102 Priory Road, London, NW6 3NS [old rules] GOV.UK: LON/00AG/HMF/2025/0626	Unlicensed HMO	company			£2,397.86	£16,785	7		22 Sep 2025	0.9
Flat 3, 76 Brondesbury Road, London, NW6 6RX [old rules] GOV.UK: LON/00AF/HMF/2023/0285	Unlicensed house (selective licensing)	individual		£17,220	£1,291.50	£2,583	2	15%	29 Apr 2024	1.2
266 Ashmore Road, London, W9 3DD [old rules] GOV.UK: LON/00BK/HMF/2023/0106	Unlicensed HMO	company and individuals	£2,145	£25,740	£7,722	£15,444	2	60%	13 Mar 2024	1.5
4 Hermit Place, London NW6 4BZ [old rules] GOV.UK: LON/00AG/HMF/2023/0062	Unlicensed HMO	company	£650		£3,399.45	£3,399.45	1		23 Aug 2023	0.4
22 Portgate Close, London W9 3DL [old rules] GOV.UK: LON/00BK/HMF/2021/0298	Unlicensed HMO	company and individuals	£477	£1,431	£1,431	£1,431	1	100%	4 Aug 2023	1.7

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
96 Castellain Mansions W9 1HB [old rules] GOV.UK: LON/00BK/HMF/2023/0026	Unlicensed HMO	company and individuals Riverside HHT Limited	£2,350	£25,221.36	£6,305.34	£18,916.02	3	75%	31 Jul 2023	1.3
43 Froggnal Court, Finchley Road, London, NW3 5HG [old rules] GOV.UK: LON/00AG/HMF/2023/0007	Unlicensed HMO	individual	£2,400	£28,800	£6,720	£20,160	3	70%	1 Jul 2023	1.3
105C Fordwych Rd NW2 3TL [old rules] GOV.UK: LON/00AG/HMF/2022/0254	Unlicensed HMO	individual	£3,200		£800	£3,200	4		11 Apr 2023	1.9
2 Gorefield Place, Kilburn Park, London, NW6 5FG [old rules] GOV.UK: LON/00AE/HMF/2022/0145	Unlicensed house (selective licensing)	individual		£12,220.08	£6,110	£6,110	1	50%	31 Jan 2023	0.8
Flat 12, Newton House, Abbey Road, London NW8 0AH [old rules] GOV.UK: LON/00AG/HMG/2020/0007	Unlicensed HMO	individual	£740		£3,700	£3,700	1		14 Nov 2022	0.2
Basement Flat 133 Fellows Road, London NW33JJ [old rules] GOV.UK: LON/00AG/HMB/2021/0009	Unlicensed HMO	individual		£5,112	£5,112	£5,112	1	100%	5 Aug 2022	1.1
156 West End Lane, London NW6 1SD [old rules] GOV.UK: LON/00AG/HMF/2020/0038	Unlicensed HMO	company Oaksure Property Protection Limited			£4,719.26	£28,315.57	6		8 Nov 2021	1.2
Flat 33 Hillside Court 409 Finchley Road London NW3 6HQ [old rules] GOV.UK: LON/00AG/HMF/2020/0230	Unlicensed HMO	individual	£939	£11,268	£11,268	£11,268	1	100%	10 Jul 2021	1.6
29a Christchurch Avenue, London, NW6 7QP [old rules] GOV.UK: LON/00AE/HMF/2020/0252	Unlicensed HMO	individual	£2,058.33		£3,904.25	£11,712.75	3		6 Jul 2021	1.7
42 Kings Gardens, London, NW6 4PX [old rules] GOV.UK: LON/00AG/HMF/2021/0009	Unlicensed HMO	individual			£6,858.27	£34,291.35	5		21 Jun 2021	0.7
12 Bransdale Close, London NW6 4QH [old rules] GOV.UK: LON/00AG/HMF/2020/0213	Unlicensed HMO	individual			£1,392.15	£5,568.61	4		2 Jun 2021	0.6
First Floor Flat 2, 5 St Johns Wood Road, London NW8 8RB [old rules] GOV.UK: LON/00BK/HMF/2020/0028	Unlicensed HMO	company Ebenezer Bethel UK Limited	£1,150		£5,088	£10,176	2		12 Apr 2021	1.4
143B Harvist Road, London NW6 6HB [old rules] GOV.UK: LON/00AE/HMG/2020/0029	Unlicensed house (selective licensing)	individual	£810.31		£4,917.08	£4,917.08	1		16 Jul 2020	2.0
236D Finchley Road, London NW3 6DJ [old rules] GOV.UK: LON/00AG/HMK/2019/0055	Unlicensed HMO	individual	£2,383.33	£28,599.96	£4,355	£17,420	4	61%	14 Nov 2019	1.6
Flat C, 302 Kilburn High Road, London NW6 2DB [old rules] GOV.UK: LON/00AG/HMK/2019/0045	Unlicensed HMO	individual	£722.14	£8,665.71	£2,166.43	£2,166.43	1	25%	2 Aug 2019	1.3
Flat 1 Wilson House, 161-169 Goldhurst Terrace, London NW6 3ET [old rules] GOV.UK: LON/00AG/HMK/2019/0023	Unlicensed HMO	individual		£20,686.26	£4,041.41	£20,207.07	5	98%	22 Jul 2019	0.5
Flat 15 Hillside Court, 409 Finchley Road NW3 6HG [old rules] GOV.UK: LON/00AG/HMK/2019/0021	Unlicensed HMO	individual			£6,552	£13,104	2		8 Jul 2019	1.6
Flat 88 Regency Lodge, Adelaide Road, London NW3 5ED [old rules] GOV.UK: LON/00AG/HMK/2019/0019	Unlicensed HMO	company AGM Investors Ltd			£3,025.24	£21,176.66	7		2 Jul 2019	0.9

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
21 Newton House, Abbey Road, London NW8 0AH [old rules] GOV.UK: LON/00AG/HMF/2018/0028	Unlicensed HMO	company and individuals Chalk Farm Investments Limited	£2,101.66		£1,039.75	£4,159	4		26 Mar 2019	0.2
Flat D, 7 Inglewood Road, London NW6 1QT [old rules] GOV.UK: LON/00AG/HMF/2018/0021	Unlicensed house (selective licensing)	individual			£1,733.33	£5,200	3		4 Mar 2019	1.5
97 Burnham Tower, Fellows Road, London NW3 3JP [old rules] GOV.UK: LON/00AG/HMK/2017/0016	Unlicensed HMO	individual	£2,300	£1,865.19	£580.93	£580.93	1	31%	20 Mar 2018	1.2
Flat 14, 87 Abbey Road, London NW8 0AG [old rules] GOV.UK: LON/00AG/HMK/2017/0003	Unlicensed HMO	company		£1,572	£1,572	£1,572	1	100%	26 Oct 2017	0.0

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
Flat 94 Castellain Mansions, Castellain Road, W9 1HB [old rules] GOV.UK: LON/00BK/HMF/2025/0797	Unlicensed HMO	company and individuals		Dismissed	4	14 Jul 2026	1.3
Flat 5, 56 Christchurch Avenue, London, NW6 7BH [old rules] GOV.UK: LON/00AE/HMF/2025/0616	Unlicensed house (selective licensing)	individual	£1,702.75	Dismissed	1	24 Jun 2025	1.9
103 St Marys Mansions, St Marys Terrace, London W2 1SY [old rules] GOV.UK: LON/00BK/HMF/2024/0204	Unlicensed HMO	individual		Dismissed	1	15 May 2025	1.9
103 St Mary's Mansions, St Mary's Terrace, London W2 1SY [old rules] GOV.UK: LON/00BK/HMF/2022/0270	Unlicensed HMO	individual		Out of time or no jurisdiction	1	26 Apr 2024	1.9
81 Marne Street, Westminster, London W10 4JF [old rules] GOV.UK: LON/00BK/HMF/2022/0016	Unlicensed HMO	individual		Dismissed	2	15 Sep 2022	1.9