

Rent repayment orders near NW8 8RB

Generated 18 Oct 2026. Decisions within 2 km of NW8 8RB. 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+8RB>

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What the tribunal ordered

32 decisions in this search (24 ended in a rent repayment order). In 22 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	80% (24 of 30)	85% (11 of 13)	76% (13 of 17)
Typical amount ordered, per applicant	£3,756 (n=22)	£2,299 (n=10)	£4,546 (n=12)
Typical amount ordered, per decision	£5,424 (n=22, typically 2 applicants)	£5,684 (n=10, typically 4 applicants)	£4,546 (n=12, typically 1 applicant)
Typical share of the maximum the tribunal could award	75% (n=14)	too few (n=4)	72% (n=10)

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
5C, Greville Road, London. NW6 5HY [old rules] GOV.UK: LON00AG/HMF/2025/0610	Illegal eviction	individual	£1,700	£1,320.12	£1,320.12	£1,320.12	1	100%	19 Dec 2025	1.4
Flat P, 11 Craven Hill, Westminster, W2 3EN [old rules] GOV.UK: LON00BK/HMF/2024/0156	Unlicensed HMO	individual	£3,400	£36,489.54	£8,514.23	£25,542.68	3	70%	13 Mar 2025	1.5
28 Sherwood Court, 38 Bryanston Place, London W1H 5FE [old rules] GOV.UK: LON00BK/HMF/2024/0135	Unlicensed HMO	individual	£3,098.33	£27,848.33	£6,962.08	£20,886.25	3	75%	9 Dec 2024	1.3
Flat 9, Radley House, Park Road, Marylebone, London, NW1 6DN [old rules] GOV.UK: LON00BK/HMF/2024/0136	Unlicensed HMO	company and individuals	£1,000	£10,890	£3,811.50	£3,811.50	1	35%	15 Nov 2024	1.2
Flat 19, Normandy Court, 32-33 Kensington Gardens, London, W2 4BG [old rules] GOV.UK: LON00BK/HMF/2024/0070	Unlicensed HMO	company Kiptonview Ltd	£866.67	£6,600	£5,280	£5,280	1	80%	5 Sep 2024	1.6
Flat 3, 76 Brondesbury Road, London, NW6 6RX [old rules] GOV.UK: LON00AE/HMF/2023/0285	Unlicensed house (selective licensing)	individual		£17,220	£1,291.50	£2,583	2	15%	29 Apr 2024	1.9

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
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	1.9
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	1.7
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
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	0.8
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	1.6
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	1.5
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	1.9
Flat E, 30 Porchester Square, London, W2 6AN [old rules] GOV.UK: LON/00BK/HMF/2020/0132	Unlicensed HMO	company			£5,244.86	£36,714	7		29 Mar 2022	1.2
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	1.9
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	0.0
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	1.7
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	1.8
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	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	2.0
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	1.4
8 Molyneux Street, London W1H 5HP [old rules] GOV.UK: LON/00BK/HMA/2017/0003	Unlicensed HMO	company PML Services Ltd			£1,160	£5,800	5		12 Oct 2017	1.3

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	Applica nts	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	0.8
Flat 4A Hyde Park Mansions, Transept Street, London, NW1 5ER [old rules] [figures not yet checked] GOV.UK: LON/00BK/HMF/2025/0660	Unlicensed HMO	company and individuals		Order made	4	29 Sep 2025	1.1
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	0.5
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	0.5
Flat 501, Jerome House, 14 Lisson Grove, London, NW1 6TS [old rules] GOV.UK: LON/00BK/HMF/2023/0113	Unlicensed HMO	company Rimal Properties Ltd	£2,296.97	Out of time or no jurisdiction	3	15 Jan 2024	1.1
109 Broadley Street, London NW88BA [old rules] GOV.UK: LON/00BK/HMB/2022/0002	Illegal eviction	individual		Other ruling	2	27 Jan 2023	0.7
42 Gloucester Place, London, W1U 8HF [old rules] GOV.UK: LON/00BK/HTC/2022/0006	Other	company	£1,430	Other ruling	1	27 Jul 2022	1.7
Flat 3, 126 Westbourne Grove, London W11 2RR & [old rules] GOV.UK: LON/00BK/HMC/2021/0001	Harassment	individual	£1,906.67	Dismissed	1	11 Oct 2021	1.8
13 St Stephens Gardens, London W2 5QU , 0044, 0045, 0100, 0109 & 0113 [old rules] GOV.UK: LON/00BK/HMF/2020/0039	Unlicensed HMO	company		Dismissed	6	21 Apr 2021	1.5
1 Edenham Way, W10 5XA [old rules] [figures not yet checked] GOV.UK: LON/00AE/HMK/2017/0017	Unlicensed HMO	company Bewel Property Ltd		Order made	8	10 May 2018	1.9