

Rent repayment orders near SW11 1PZ

Generated 18 Oct 2026. Decisions within 5 km of SW11 1PZ. 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=SW11+1PZ>

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What the tribunal ordered

112 decisions in this search (84 ended in a rent repayment order). In 78 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% (84 of 110)	79% (38 of 48)	74% (46 of 62)
Typical amount ordered, per applicant	£4,006 (n=78)	£4,362 (n=36)	£3,606 (n=42)
Typical amount ordered, per decision	£9,174 (n=78, typically 2 applicants)	£9,632 (n=36, typically 2 applicants)	£7,864 (n=42, typically 3 applicants)
Typical share of the maximum the tribunal could award	70% (n=40)	93% (n=16)	62% (n=24)

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	3.6
36 Kenwyn Road, London SW4 7LH [old rules] GOV.UK: LON/00AY/HMG/2025/0679	Unlicensed HMO	individual		£62,172.51	£4,930.30	£29,581.79	6	48%	4 Aug 2026	2.5
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	3.5
Basement Flat, 4 Glazbury Road, London, W14 9AS [old rules] GOV.UK: LON/00AN/HMF/2025/0872	Unlicensed HMO	individual	£3,000	£6,000	£3,600	£3,600	1	60%	8 Jun 2026	4.5
42 Sherwin House, SE11 5SB [old rules] GOV.UK: LON/00AY/HMF/2025/0845	Unlicensed HMO	individual		£9,900	£6,712.50	£6,712.50	1	68%	17 Apr 2026	4.7
Top Floor Flat, 82 Hubert Grove, London, SW9 9PD [old rules] GOV.UK: LON/00AY/HMF/2025/0667	Unlicensed HMO	company Mazal Trading Ltd			£213.50	£427	2		23 Feb 2026	3.1
Upper Floor Flat, 1 Burnely Road, London SW9 0SH [old rules] GOV.UK: LON/00AY/HMF/2025/0685	Unlicensed HMO	individual		£19,445.01	£3,240.84	£9,722.51	3	50%	16 Feb 2026	3.5

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
96 Camberwell New Road, London SE5 0RS [old rules] GOV.UK: LON/00AY/HMF/2025/0801	Unlicensed HMO	individual	£3,000		£7,650	£30,600	4		19 Jan 2026	4.7
285 Lyham Road London SW2 5NS [old rules] GOV.UK: LON/00AY/HMF/2025/0715	Unlicensed HMO	individual	£2,140	£22,629	£1,133.33	£3,400	3	15%	25 Nov 2025	3.2
(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	4.8
Flat 13 Samuel Richardson House, North East Crescent, London W14 8TE [old rules] GOV.UK: LON/00AN/HMF/2025/0641	Illegal eviction	individual	£750		£7,980	£7,980	1		17 Sep 2025	4.4
2D Kinfauns Road, London, SW2 3JL [old rules] GOV.UK: LON/00AY/HMF/2025/0636	Unlicensed HMO	individual	£2,060	£24,720	£3,708	£14,832	4	60%	14 Aug 2025	4.7
Flat 50, Talgarth Mansions, Talgarth Road, London W14 9DF [old rules] GOV.UK: LON/00AN/HMF/2024/0250	Unlicensed HMO	individual	£2,800	£11,069.58	£2,582.90	£7,748.70	3	70%	14 Jul 2025	4.4
Flat 3, 139A Coldharbour Lane, London SE5 9NU [old rules] GOV.UK: LON/00AY/HMF/2024/0634	Unlicensed HMO	individual			£6,240	£18,720	3		28 Mar 2025	4.9
31 Forsyth House, Tachbrook Street, SW1V 2LE [old rules] GOV.UK: LON/00BK/HMF/2024/0090	Unlicensed HMO	individual	£900		£1,508.40	£3,016.80	2		13 Mar 2025	3.9
26 Aveline Street, London SE11 5DQ [old rules] GOV.UK: LON/00AY/HMF/2024/0036	Unlicensed HMO	company and individuals Pineflat Limited	£2,400	£26,511.78	£1,749.78	£8,748.89	5	33%	3 Mar 2025	4.7
13 Deeley Road, London, SW8 4XG [old rules] GOV.UK: LON/00AY/HMF/2024/0067	Unlicensed HMO	individual		£2,016.98	£1,714.43	£1,714.43	1	85%	19 Feb 2025	2.7
Flat 2, 74 Leander Road SW2 2LJ [old rules] GOV.UK: LON/00AY/HMF/2022/0128	Unlicensed HMO	individual		£14,446.03	£3,611.33	£10,834	3	75%	14 Feb 2025	3.8
Flat 32 Albert Hall Mansions, Kensington Gore, London, SW7 2AW [old rules] GOV.UK: LON/00BK/HMF/2024/0118	Unlicensed HMO	company Renting Smart Ltd			£1,155.24	£2,310.49	2		10 Feb 2025	4.4
127 Vassall Road, London SW9 6NJ [old rules] GOV.UK: LON/00AY/HMF/2024/0130	Unlicensed HMO	company		£34,504.53	£5,607.50	£22,430	4	65%	22 Jan 2025	4.7
23 Coverley Point, Tyers Street, London SE11 5NR [old rules] GOV.UK: LON/00AY/HMB/2024/0006	Illegal eviction	company and individuals Extra Link Limited	£880	£10,560	£10,560	£10,560	1	100%	19 Jan 2025	4.7
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	2.0
Flat 2, 169 Clapham Road, London, SW9 0PU [old rules] GOV.UK: LON/00AY/HMF/2024/0097	Unlicensed HMO	company	£2,123.33	£25,479.96	£5,096.67	£15,290	3	60%	16 Oct 2024	3.7
18 West Kensington Court, Edith Villas, London W14 9AA [old rules] GOV.UK: LON/00AN/HMF/2023/0233	Unlicensed HMO	individual			£2,242.12	£6,726.37	3		17 Aug 2024	4.2
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	3.0

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
3 Mandalay Rd, London SW4 9ED [old rules] GOV.UK: LON/00AY/HMF/2024/0002	Unlicensed HMO	individual			£8,946.18	£17,892.37	2		6 Jun 2024	2.0
3 Mandalay Rd, London SW4 9ED [old rules] GOV.UK: LON/00AY/HMF/2023/0307	Unlicensed HMO	individual			£8,946.18	£17,892.37	2		6 Jun 2024	2.0
Flat 2, 4 St Johns Crescent, London, SW9 7AG [old rules] GOV.UK: LON/00AY/HMF/2023/0266	Unlicensed HMO	company Lexadon Limited	£2,808	£33,696	£3,369.60	£10,108.80	3	30%	22 Apr 2024	3.9
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	2.3
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	2.5

Showing the 30 most recent of 78. 48 more, and the rest of this search, are in the full list online:
<https://rentrisecheck.uk/rro/search?postcode=SW11+1PZ>

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	4.9
The Cottage, 6B Kings Avenue, London SW4 8BD [old rules] GOV.UK: LON/00AY/HMB/2025/0009	Harassment	individual	£2,189.98	Dismissed	1	15 Dec 2025	2.7
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	4.0
Flat 4, 40 Buckingham Gate, London SW1E 6BS [old rules] GOV.UK: LON/00BK/HMF/2025/0652	Other	company and individuals		Dismissed	2	7 Nov 2025	4.6
4 Crownstone Court, Crownstone Road, London, SW2 1LS [old rules] GOV.UK: LON/00AY/HMF/2025/0643	Harassment	individual		Out of time or no jurisdiction	1	15 Sep 2025	3.7
25B Calais Street, London SE5 9LP [old rules] GOV.UK: LON/00AY/HMF/2025/0658	Unlicensed HMO	individual		Out of time or no jurisdiction	1	15 Aug 2025	4.8
68 Littlebury Road, London SW4 6DN [old rules] GOV.UK: LON/00AY/HSA/2024/0600	Harassment	individual		Out of time or no jurisdiction	2	7 Jul 2025	2.3
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	4.4
(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	2.2
32A Coverton Road SW17 0QL [old rules] GOV.UK: LON/00BJ/HMF/2021/0207	Harassment	company	£1,750	Dismissed	1	24 Feb 2025	3.8

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