Rent repayment orders near SW12 8RR

Generated 18 Oct 2026. Decisions within 2 km of SW12 8RR. 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=SW12+8RR

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What the tribunal ordered

16 decisions in this search (13 ended in a rent repayment order). In 12 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	81% (13 of 16)	70% (7 of 10)	100% (6 of 6)
Typical amount ordered, per applicant	£5,447 (n=12)	£5,625 (n=7)	£5,269 (n=5)
Typical amount ordered, per decision	£9,400 (n=12, typically 2 applicants)	£7,020 (n=7, typically 1 applicant)	£17,892 (n=5, typically 2 applicants)
Typical share of the maximum the tribunal could award	too few (n=4)	too few (n=3)	too few (n=1)

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
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	0.0
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	1.6
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	1.6
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	0.5
The Pyekle, Holdernesse 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	0.9
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	2.0
22 Fircroft Road, London, SW17 7PS [old rules] GOV.UK: LON/00BJ/HMF/2020/0235	Unlicensed HMO	individual	£585	£7,020	**£7,020**	£7,020	1	100%	2 Aug 2021	1.1

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
29 Wroughton Road, Battersea, London SW11 6BE [old rules] GOV.UK: LON/00BJ/HMK/2020/0025	Unlicensed HMO	individual		£41,000	**£6,833.33**	£41,000	6	100%	13 Jul 2021	0.9
37 Longmead Road, London SW17 8PN [old rules] GOV.UK: LON/00BJ/HMB/2020/0002	Unlicensed HMO	individual			**£5,625**	£11,250	2		8 Apr 2021	2.0
58 Selkirk Road, London SW17 0ES [old rules] GOV.UK: LON/00BJ/HMF/2020/0150	Unlicensed HMO	individual	£470		**£2,395**	£2,395	1		29 Mar 2021	1.9
58 Selkirk Road, London, SW17 0ES [old rules] GOV.UK: LON/00BJ/HMF/2020/0093	Unlicensed HMO	company Nest Estates Limited			**£3,125**	£3,125	1		19 Mar 2021	1.9
58 Selkirk Road, London SW17 0ES [old rules] GOV.UK: LON/00BJ/HMF/2020/0031	Unlicensed HMO	company and individuals Nest Estates Limited		£4,360.16	**£4,360.16**	£4,360.16	1	100%	9 Nov 2020	1.9

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
30 Granard Road, Wandsworth, SW12 8UL [old rules] [figures not yet checked] GOV.UK: LON/00BJ/HMF/2024/0074	Unlicensed HMO	company		Order made	6	21 Nov 2024	0.6
45 Grandison Road, London SW11, 6LS [old rules] GOV.UK: LON/00BJ/HMF/2020/0043	Unlicensed HMO	individual		Dismissed	1	13 Jul 2022	1.6
Flat 2, 4 Marney Road, London, SW11 5EP [old rules] GOV.UK: LON/00BJ/HMF/2021/0055	Unlicensed HMO	individual		Dismissed	2	21 Oct 2021	2.0
15 Englewood Road, South Clapham, SW12 9PA [old rules] GOV.UK: LON/00AY/HMA/2015/0006	Unlicensed HMO	individual		Dismissed	1	5 Aug 2015	1.2

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This is information, not legal advice. For advice about your situation, contact Shelter (0808 800 4444) or a local renters' union.