Rent repayment orders near SW16 5AA

Generated 18 Oct 2026. Decisions within 5 km of SW16 5AA. 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=SW16+5AA

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

56 decisions in this search (40 ended in a rent repayment order). In 36 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	71% (40 of 56)	68% (23 of 34)	77% (17 of 22)
Typical amount ordered, per applicant	£4,194 (n=35)	£4,194 (n=21)	£4,134 (n=14)
Typical amount ordered, per decision	£7,375 (n=36, typically 2 applicants)	£5,787 (n=22, typically 1 applicant)	£12,838 (n=14, typically 3 applicants)
Typical share of the maximum the tribunal could award	82% (n=18)	99% (n=12)	65% (n=6)

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
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	4.9
44 Aberfoyle Road, London, SW16 5AA [old rules] GOV.UK: LON/00AY/HMF/2025/0743	Unlicensed HMO	individual			**£6,688**	£13,376	2		16 Dec 2025	0.0
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	3.6
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	2.9
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	4.0
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	3.2
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	4.1

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/2023/0307	Unlicensed HMO	individual			**£8,946.18**	£17,892.37	2		6 Jun 2024	4.1
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	2.7
14 Amesbury Avenue, London SW2 3AA [old rules] GOV.UK: LON/00AY/HMG/2023/0009	Unlicensed HMO	individual	£800		**£524.02**	£524.02	1		26 Oct 2023	2.4
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	2.6
Flat 1, 53 Streatham Hill, London SW2 4TS [old rules] GOV.UK: LON/00AY/HMF/2022/0291	Unlicensed HMO	individual	£2,550		**£2,862.64**	£11,450.54	4		20 Jul 2023	2.6
45A Longley Road, London, SW179LA [old rules] GOV.UK: LON/00BJ/HMF/2022/0148	Unlicensed HMO	individual	£2,375	£28,500	**£4,560**	£22,800	5	80%	19 Apr 2023	2.3
48 Hopton Road, London, SW16 2EN [old rules] GOV.UK: LON/00AY/HMF/2022/0089	Unlicensed HMO	individual			**£2,050**	£12,300	6		21 Feb 2023	1.2
Room 2, 234 Gipsy Road, London SE27 9RB [old rules] GOV.UK: LON/00AY/HMG/2021/0012	Unlicensed HMO	individual	£750	£5,720.75	**£715.10**	£1,430.19	2	25%	27 May 2022	3.6
4 Woodgate Drive, London, SW16 5YP [old rules] GOV.UK: LON/00AY/HMB/2021/0005	Harassment	individual	£675	£4,005	**£3,404**	£3,404	1	85%	26 Nov 2021	0.4
28 Hainthorpe Road, London, SE27 0PH [old rules] GOV.UK: LON/00AY/HMF/2020/0250	Unlicensed HMO	individual			**£2,057.96**	£6,173.89	3		3 Nov 2021	2.5
9 Linom Road, London, SW4 7PB [old rules] GOV.UK: LON/00AY/HMF/2021/0092	Unlicensed HMO	company Sekhpayal Khnumpri Limited	£3,400	£38,180.31	**£3,818**	£19,090	5	50%	20 Oct 2021	4.8
73 Kenley Road, London, SW19 3DU [old rules] GOV.UK: LON/00BA/HMF/2020/0226	Unlicensed HMO	company and individuals ASLC Property Ltd	£650	£5,200	**£4,400**	£4,400	1	85%	1 Sep 2021	4.4
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	2.6
254 Earlsfield Road, London SW18 3DY & 0050 [old rules] GOV.UK: LON/00BJ/HMF/2021/0047	Unlicensed HMO	individual			**£4,321.97**	£12,965.90	3		30 Jul 2021	4.5
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	4.1
63 Darcy Street, London SW16 4TZ [old rules] GOV.UK: LON/00AH/HMF/2020/0258	Unlicensed house (selective licensing)	company and individuals	£400		**£1,832.25**	£1,832.25	1		12 Jul 2021	1.3
67 Beverstone Road, Thornton Heath, Surrey, CR7 7LX [old rules] GOV.UK: LON/00AH/HMF/2020/0221	Unlicensed HMO	individual	£600	£7,200	**£3,600**	£7,200	2	100%	8 Jun 2021	3.0
299 Southcroft Road, London, SW16 6QT [old rules] GOV.UK: LON/00BJ/HMF/2020/0123	Unlicensed HMO	individual	£2,500	£21,254.63	**£4,194.17**	£20,970.86	5	99%	26 Apr 2021	0.8
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	2.2

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
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	2.5
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	2.5
21 Trinity Road, London SW19 8QT [old rules] GOV.UK: LON/00BA/HMF/2020/0029	Unlicensed HMO	individual	£750		**£7,690.80**	£7,690.80	1		1 Dec 2020	4.1
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	2.5

Showing the 30 most recent of 36. 6 more, and the rest of this search, are in the full list online: https://rentrisecheck.uk/rro/search?postcode=SW16+5AA

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
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	4.5
Room 7, 2nd Floor, 12A Deer Park Road, London, SW19 3TL [old rules] GOV.UK: LON/00BA/HMB/2024/0602	Harassment	company Quantum Securities Limited		Dismissed	1	27 Oct 2025	3.6
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	4.5
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	2.0
32A Coverton Road SW17 0QL [old rules] GOV.UK: LON/00BJ/HMF/2021/0207	Harassment	company	£1,750	Dismissed	1	24 Feb 2025	2.5
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	3.9
129b Seely Road London SW17 9QX : LON-00BJ-HMF-2023-0221 [old rules] GOV.UK: view decision	Harassment	individual		Dismissed	1	2 Feb 2024	1.2
45 Wimbledon Hill Rd SW19 7NA [old rules] [figures not yet checked] GOV.UK: LON/00BA/HMF/2023/0052	Unlicensed HMO	company Amity College Ltd		Order made	3	29 Sep 2023	5.0
45 Grandison Road, London SW11, 6LS [old rules] GOV.UK: LON/00BJ/HMF/2020/0043	Unlicensed HMO	individual		Dismissed	1	13 Jul 2022	4.8
2C Mountbatten Close, London SE19 1AP [old rules] GOV.UK: LON/00AY/HMF/2022/0012	Unlicensed HMO	company Maurice Laurent Limited		Dismissed	1	6 Jul 2022	3.7

Showing the 10 most recent of 20. 10 more, and the rest of this search, are in the full list online: https://rentrisecheck.uk/rro/search?postcode=SW16+5AA

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.