

Rent repayment orders near SW1V 2QE

Generated 18 Oct 2026. Decisions within 2 km of SW1V 2QE. 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=SW1V+2QE>

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

13 decisions in this search (11 ended in a rent repayment order). In 11 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	92% (11 of 12)	too few (4 of 4)	88% (7 of 8)
Typical amount ordered, per applicant	£1,800 (n=11)	too few (n=4)	£1,750 (n=7)
Typical amount ordered, per decision	£3,900 (n=11, typically 1 applicant)	too few (n=4)	£6,712 (n=7, typically 2 applicants)
Typical share of the maximum the tribunal could award	68% (n=9)	too few (n=3)	59% (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
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	1.7
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	0.1
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	1.6
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	1.7
23 Coverley Point, Tyers Street, London SE11 5NR [old rules] GOV.UK: LON/00AY/HMF/2024/0006	Illegal eviction	company and individuals Extra Link Limited	£880	£10,560	£10,560	£10,560	1	100%	19 Jan 2025	1.2

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
Flat 11, 55 Ebury Street, The City of Westminster, London, SW1W 0PA [old rules] GOV.UK: LON/00BK/HMF/2023/0202	Unlicensed HMO	individual	£3,466.67	£41,442.04	£5,175	£20,700	4	50%	21 Feb 2024	1.0
Flat 27 Stourhead House 79 Tachbrook Street London SW1V 2QE [old rules] GOV.UK: LON/00BK/HMF/2023/0024	Unlicensed HMO	individual	£2,600	£13,000.05	£1,300	£3,900	3	30%	14 Aug 2023	0.0
Flat 9, Rundell Tower, Portland Grove, London SW8 1JB [old rules] GOV.UK: LON/00AY/HMB/2021/0014	Illegal eviction	individual	£600	£2,677	£2,677	£2,677	1	100%	7 Jun 2022	1.9
6B Sutherland Row London SW1V 4JT [old rules] GOV.UK: LON/00BK/HMB/2021/0011	Illegal eviction	individual	£900	£1,479.50	£1,183.60	£1,183.60	1	80%	16 Mar 2022	0.7
Flat 24, Purbeck House, Bolney Street, London, SW8 1EP [old rules] GOV.UK: LON/00AY/HMB/2020/0006	Illegal eviction	company Simple Properties London Ltd			£4,620	£4,620	1		25 Feb 2021	1.7
1 Guildhouse Street, London SW1V 1JE [old rules] GOV.UK: LON/00BK/HMA/2016/0012	Unlicensed HMO	company Bewel Property Limited	£1,300	£7,200	£1,800	£3,600	2	50%	31 Jan 2017	0.5

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 3, 20 Cockspur Street London, SW1Y 5BL [old rules] [figures not yet checked] GOV.UK: LON/00BK/HMF/2025/0819	Unlicensed HMO	company and individuals	£3,770	Order made	3	7 May 2026	2.0
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	1.0