

Rent repayment orders near SW1Y 5BL

Generated 18 Oct 2026. Decisions within 2 km of SW1Y 5BL. 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=SW1Y+5BL>

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What the tribunal ordered

18 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	65% (11 of 17)	100% (6 of 6)	45% (5 of 11)
Typical amount ordered, per applicant	£3,640 (n=11)	£3,731 (n=6)	£1,508 (n=5)
Typical amount ordered, per decision	£4,500 (n=11, typically 3 applicants)	£7,500 (n=6, typically 2 applicants)	£3,900 (n=5, typically 3 applicants)
Typical share of the maximum the tribunal could award	50% (n=6)	too few (n=3)	too few (n=3)

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
Flat 28, Gordon Mansions, Torrington Place, London, WC1E 7HF [old rules] GOV.UK: LON/00AG/HMF/2024/0101	Unlicensed HMO	individual	£7,150	£69,345.21	£12,713.29	£38,139.87	3	55%	29 Apr 2025	1.6
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	1.9
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	1.8
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	2.0
Flat 3, Walter Tull Court, 51 Repton Street, London, E14. 7FU [old rules] GOV.UK: LON/00BG/HMB/2023/0007	Illegal eviction	individual	£800		£1,000	£1,000	1		25 Jul 2023	1.4
27 Baylis Road, London SE1 7AY [old rules] GOV.UK: LON/00AY/HMG/2020/0009	Unlicensed HMO	company		£7,279.70	£3,639.85	£3,639.85	1	50%	15 Jul 2021	1.6

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
11, Greenham Close, London SE1 7RP [old rules] GOV.UK: LON/00AY/HMF/2020/0180	Unlicensed HMO	individual		£10,500	£10,500	£10,500	1	100%	11 Jun 2021	1.6
30 Phipps House White City Estate W 12 7 QE [old rules] GOV.UK: LON/00AN/HMF/2020/0099	Unlicensed HMO	individual			£5,633.22	£22,532.86	4		22 Mar 2021	1.4
Flat 2c Gate Street, London WC2A 3HP [old rules] GOV.UK: LON/00AG/HMF/2020/0069	Unlicensed HMO	company and individuals Flat Sharing Limited			£3,822.54	£22,935.26	6		10 Feb 2021	1.3
Flat 5, 47 Fitzroy Street, London W1T 6LA [old rules] GOV.UK: LON/00AG/HMK/2018/0003	Unlicensed HMO	individual	£2,665		£1,500	£4,500	3		17 Jul 2018	2.0
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	1.8

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	0.0
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	1.1
Flat 6, 102-104 Whitfield Street, London, W1T 5EB [old rules] GOV.UK: LON/00AG/HMG/2024/0038	Harassment	individual	£1,735	Dismissed	1	2 Dec 2024	1.8
Ground Floor and Basement, 33, Betterton Street, London WC2H 9BQ [old rules] GOV.UK: LON/00AG/HMG/2023/0004	Unlicensed HMO	company Betterton Duplex Ltd		Dismissed	3	15 May 2024	0.9
8a-8b Avery Row, W1K 4AL [old rules] GOV.UK: LON/00BK/HMB/2022/0010	Illegal eviction	individual		Out of time or no jurisdiction	1	7 Jun 2023	1.2
Room 23, Third Floor, 16 Brooke Street, London EC1N 7RB [old rules] GOV.UK: LON/00AG/HMB/2022/0009	Harassment	company Origin Housing Ltd		Dismissed	1	13 Mar 2023	1.9
Flat 1_51A Nimrod Road [old rules] GOV.UK: LON/00BJ/HMG/2022/0012	Unlicensed HMO	individual	£800	Dismissed	1	13 Feb 2023	1.4