

Rent repayment orders near SW7 2AW

Generated 18 Oct 2026. Decisions within 5 km of SW7 2AW. 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=SW7+2AW>

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What the tribunal ordered

153 decisions in this search (114 ended in a rent repayment order). In 108 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	79% (114 of 145)	87% (58 of 67)	72% (56 of 78)
Typical amount ordered, per applicant	£3,929 (n=108)	£4,273 (n=56)	£3,688 (n=52)
Typical amount ordered, per decision	£7,965 (n=108, typically 3 applicants)	£10,660 (n=56, typically 3 applicants)	£5,935 (n=52, typically 1 applicant)
Typical share of the maximum the tribunal could award	70% (n=55)	83% (n=24)	68% (n=31)

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	3.2
12 Pratt Street, Camden, London, NW1 0AB [old rules] GOV.UK: LON/00AG/HMF/2026/0007	Unlicensed HMO	individual	£3,878.33	£12,809.04	£9,606.78	£9,606.78	1	75%	28 Jul 2026	4.8
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	2.4
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	2.7
6 Smyrna Mansions, Smyrna Road, London, NW6 4LU [period not stated] GOV.UK: LON/00AG/HMF/2025/0621	Unlicensed HMO	individual		£7,476	£2,242.80	£2,242.80	1	30%	26 May 2026	4.7
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	4.8
Flat 6 Ledbury House, Portobello Court, Westbourne Grove, London W11 2DH [old rules] GOV.UK: LON/00AW/HMF/2025/0746	Unlicensed HMO	company			£4,534.33	£13,603	3		15 Mar 2026	2.3

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
Flat 5,13-15 Netherwood Road, London W14 0BL [old rules] GOV.UK: LON/00AN/HMF/2025/0615	Unlicensed HMO	individual		£6,981	£133.33	£400	3	6%	31 Dec 2025	3.1
5C, Greville Road, London. NW6 5HY [old rules] GOV.UK: LON/00AG/HMF/2025/0610	Illegal eviction	individual	£1,700	£1,320.12	£1,320.12	£1,320.12	1	100%	19 Dec 2025	4.1
Flat 12 Alexandra Mansions, 75 Stanlake Road, Shepherds Bush, London, W12 7HH [old rules] GOV.UK: LON/00AN/HMF/2024/0706	Unlicensed house (selective licensing)	individual			£3,339.93	£10,019.79	3		24 Nov 2025	3.7
(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	3.4
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	2.3
Flat 3, 38 Shepherds Bush Road, London, W6 7PJ [old rules] GOV.UK: LON/00AN/HMG/2025/0607	Unlicensed house (selective licensing)	company and individuals AAA Biney Traffic Management Ltd		£2,819.17	£2,537.25	£2,537.25	1	90%	29 Aug 2025	3.2
Flat 4, 14 Argyle Walk, London WC1H 8HA [old rules] GOV.UK: LON/00AG/HMF/2025/0613	Unlicensed HMO	individual		£35,400	£6,188.25	£24,753	4	70%	18 Aug 2025	4.8
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	2.8
Flat 6 Ledbury House, Portobello Court, Westbourne Grove, London, W11 2DH [old rules] GOV.UK: LON/00AW/HMF/2024/0259	Unlicensed HMO	company	£900		£7,546	£7,546	1		5 Jun 2025	2.3
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	3.8
Fifth Floor, 35-37 William Road, London NW1 3ER [old rules] GOV.UK: LON/00AG/HMF/2022/0018	Unlicensed HMO	company	£1,000		£5,760	£5,760	1		9 Apr 2025	3.9
Flat P, 11 Craven Hill, Westminster, W2 3EN [old rules] GOV.UK: LON/00BK/HMF/2024/0156	Unlicensed HMO	individual	£3,400	£36,489.54	£8,514.23	£25,542.68	3	70%	13 Mar 2025	1.4
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	3.0
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	4.6
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	4.1
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	0.0

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
288 Chevening Road Kilburn NW6 6DD [old rules] GOV.UK: LON/00AE/HMF/2024/0164	Unlicensed house (selective licensing)	individual	£950	£5,823.30	£4,076.31	£4,076.31	1	70%	23 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	4.1
28 Sherwood Court, 38 Bryanston Place, London W1H 5FE [old rules] GOV.UK: LON/00BK/HMF/2024/0135	Unlicensed HMO	individual	£3,098.33	£27,848.33	£6,962.08	£20,886.25	3	75%	9 Dec 2024	2.1
53 Bush Court, Shepherds Bush Green, London W12 8PL [old rules] GOV.UK: LON/00AN/HMF/2024/0079	Unlicensed HMO	individual			£2,853.96	£8,561.87	3		27 Nov 2024	2.9
Flat 9, Radley House, Park Road, Marylebone, London, NW1 6DN [old rules] GOV.UK: LON/00BK/HMF/2024/0136	Unlicensed HMO	company and individuals	£1,000	£10,890	£3,811.50	£3,811.50	1	35%	15 Nov 2024	2.9
Raised Ground Floor Flat, 47 Uxbridge Road, London, W12 8LA [old rules] GOV.UK: LON/00AN/HMG/2024/0008	Unlicensed house (selective licensing)	individual		£14,204.79	£3,906.32	£7,812.63	2	55%	12 Nov 2024	3.8
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	4.9

Showing the 30 most recent of 108. 78 more, and the rest of this search, are in the full list online:

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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	4.2
Apartment 4, 202 Regent's Park Road, London, NW1 8AE [period not stated] GOV.UK: LON/00AG/HMB/2026/0001	Illegal eviction	company City Accommodations Re Ltd		Dismissed	2	17 Aug 2026	5.0
Flat 94 Castellain Mansions, Castellain Road, W9 1HB [old rules] GOV.UK: LON/00BK/HMF/2025/0797	Unlicensed HMO	company and individuals		Dismissed	4	14 Jul 2026	3.0
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	3.2
39 Steventon Road, London, W12 0SU [old rules] GOV.UK: LON/00AN/HMF/2025/0815	Unlicensed HMO	individual		Out of time or no jurisdiction	4	29 Apr 2026	4.8
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	2.7
Flat 4A Hyde Park Mansions, Transept Street, London, NW1 5ER [old rules] [figures not yet checked] GOV.UK: LON/00BK/HMF/2025/0660	Unlicensed HMO	company and individuals		Order made	4	29 Sep 2025	2.1
Flat 7 Grafton Mansions, Dukes Road, London, WC1H 9AB [old rules] [figures not yet checked] GOV.UK: LON/00AG/HMF/2024/0266	Unlicensed HMO	individual		Order made	3	14 Jul 2025	4.4

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Outcome	Applica nts	Decided	km
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	4.9
103 St Marys Mansions, St Marys Terrace, London W2 1SY [old rules] GOV.UK: LON/00BK/HMF/2024/0204	Unlicensed HMO	individual		Dismissed	1	15 May 2025	2.3

Showing the 10 most recent of 45. 35 more, and the rest of this search, are in the full list online:
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