

# Rent repayment orders near UB3 4AU

Generated 18 Oct 2026. Decisions within 10 km of UB3 4AU. 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=UB3+4AU>

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## What the tribunal ordered

36 decisions in this search (26 ended in a rent repayment order). In 23 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                       | 72% (26 of 36)                        | 69% (9 of 13)                        | 74% (17 of 23)                       |
| Typical amount ordered, per applicant                 | £3,041 (n=22)                         | £3,223 (n=8)                         | £2,848 (n=14)                        |
| Typical amount ordered, per decision                  | £5,715 (n=23, typically 2 applicants) | £7,463 (n=9, typically 3 applicants) | £3,310 (n=14, typically 1 applicant) |
| Typical share of the maximum the tribunal could award | 65% (n=9)                             | too few (n=1)                        | 68% (n=8)                            |

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  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|-------------------------|----------|-----------|------------------|----------------|------------|-------|-------------|-----|
| 25 Bulstrode Avenue, Hounslow TW3 3AA [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?query=LON/00AT/HMG/2025/0626">LON/00AT/HMG/2025/0626</a> | Unlicensed HMO                         | individual              | £750     | £3,000    | <b>£2,700</b>    | £2,700         | 1          | 90%   | 14 Jul 2026 | 5.1 |
| 6 Mersey Walk, Northolt, UB5 6TH [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?query=LON/00AJ/HMF/2025/0775">LON/00AJ/HMF/2025/0775</a>      | Unlicensed house (selective licensing) | individual              | £1,450   | £8,700    | <b>£5,220</b>    | £5,220         | 1          | 60%   | 9 Feb 2026  | 5.8 |
| 9 Poppy Close, London UB5 5TP [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?query=LON/00AJ/HMG/2025/0631">LON/00AJ/HMG/2025/0631</a>         | Unlicensed house (selective licensing) | individual              | £1,600   | £4,691.95 | <b>£3,284.37</b> | £3,284.37      | 1          | 70%   | 29 Jan 2026 | 6.6 |
| 8A Spring Corner, Feltham, TW13 4PA [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?query=LON/00AT/HMF/2025/0717">LON/00AT/HMF/2025/0717</a>   | Unlicensed HMO                         | individual              | £400     | £328.75   | <b>£164.37</b>   | £164.37        | 1          | 50%   | 26 Jan 2026 | 6.7 |
| 44 Dorset Waye, Hounslow, TW5 0ND [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?query=LON/00AT/HMF/2025/0707">LON/00AT/HMF/2025/0707</a>     | Unlicensed HMO                         | individual              | £850     |           | <b>£2,996.70</b> | £5,993.40      | 2          |       | 17 Nov 2025 | 3.9 |
| 16 Kendal Close, Feltham, TW14 9QG [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?query=LON/00AT/HMF/2024/0626">LON/00AT/HMF/2024/0626</a>    | Unlicensed HMO                         | company and individuals | £1,250   | £15,000   | <b>£3,750</b>    | £11,250        | 3          | 75%   | 13 May 2025 | 5.8 |
| 5 Niagara Avenue, London, W5 4UD [old rules]<br>GOV.UK: <a href="https://www.gov.uk/search/publications?query=LON/00AJ/HMF/2024/0610">LON/00AJ/HMF/2024/0610</a>      | Harassment                             | individual              | £352     |           | <b>£3,250</b>    | £3,250         | 1          |       | 12 May 2025 | 7.8 |

| Address, and case ref linked to GOV.UK                                                                                                                   | Offence                              | Landlord                                             | Rent pcm | Maximum   | Per applicant    | Ordered, total | Applicants | Share | Decided     | km  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|------------------------------------------------------|----------|-----------|------------------|----------------|------------|-------|-------------|-----|
| Flat C, 17 Richmond Road, Ealing, London W5 5NS [old rules]<br>GOV.UK: <a href="#">LON/00AG/HMF/2024/0623</a>                                            | Unlicensed HMO                       | individual                                           |          | £14,400   | <b>£4,680</b>    | £9,360         | 2          | 65%   | 7 May 2025  | 8.9 |
| Loft Flat, 16 Redmead Rd, Hayes UB3 4AU [old rules]<br>GOV.UK: <a href="#">LON/00AS/HMF/2023/0242</a>                                                    | Unlicensed HMO                       | individual                                           |          |           | <b>£5,915</b>    | £5,915         | 1          |       | 4 Mar 2024  | 0.0 |
| 47, Cardington Square, Hounslow, Middlesex TW4 6AJ [old rules]<br>GOV.UK: <a href="#">LON/00AT/HMF/2022/0271</a>                                         | Unlicensed HMO                       | individual                                           |          |           | <b>£1,049.25</b> | £1,049.25      | 1          |       | 23 Jan 2024 | 4.6 |
| 2c Hamilton Road, London W5 2EQ [old rules]<br>GOV.UK: <a href="#">LON/00AJ/HMF/2022/0119</a>                                                            | Unlicensed HMO                       | company<br>Peel Ealing Investments Ltd               | £2,280   |           | <b>£1,943.59</b> | £5,830.77      | 3          |       | 19 Oct 2023 | 9.2 |
| 67 Harewood Road, Isleworth, Middlesex TW7 5HN [old rules]<br>GOV.UK: <a href="#">LON/00AT/HMF/2022/0274</a>                                             | Unlicensed HMO                       | individual                                           |          | £7,485.81 | <b>£2,691.07</b> | £2,691.07      | 1          | 36%   | 17 Aug 2023 | 6.8 |
| 51 Eversley Crescent, Isleworth, Middlesex, TW7 4LD [old rules]<br>GOV.UK: <a href="#">LON/00AT/HMF/2022/0194</a>                                        | Unlicensed HMO                       | individual                                           |          | £2,750    | <b>£2,062.50</b> | £2,062.50      | 1          | 75%   | 20 Mar 2023 | 6.2 |
| 15 Rose Garden W5 4JU [old rules]<br>GOV.UK: <a href="#">LON/00AJ/HMF/2022/0240</a>                                                                      | Unlicensed HMO                       | company<br>Dale Key Limited                          | £640     |           | <b>£1,668</b>    | £3,336         | 2          |       | 23 Feb 2023 | 8.7 |
| 1 Kingsleigh Close, Brentford, Middlesex TW8 0PA [old rules]<br>GOV.UK: <a href="#">LON/00AT/HMF/2021/0267</a>                                           | Unlicensed HMO                       | company and individuals<br>Alpha Estates.net Limited | £2,244   | £24,684   | <b>£3,085.50</b> | £12,342        | 4          | 50%   | 31 Mar 2022 | 8.7 |
| (x2) 52 Cowley Road, Uxbridge, Middlesex, UB8 2LU 0242 [old rules]<br>GOV.UK: <a href="#">LON/00AS/HMF/2021/0224</a>                                     | Unlicensed HMO                       | company and individuals<br>Lavender Sky Limited      | £720     |           | <b>£1,944</b>    | £7,776         | 4          |       | 28 Feb 2022 | 6.1 |
| (x2) Flats 2 & 3, 29 South Road, Twickenham, Middlesex, TW2 5NU 0003 [old rules] [council application]<br>GOV.UK: <a href="#">LON/00BD/HMC/2020/0002</a> | Improvement notice not complied with | individual                                           |          |           |                  | £7,462.57      | council    |       | 31 Jan 2022 | 8.9 |
| 8 Hibernia Road, Hounslow, TW3 3RY [old rules]<br>GOV.UK: <a href="#">LON/00AT/HMF/2019/0097</a>                                                         | Unlicensed HMO                       | individual                                           | £850     |           | <b>£2,857.50</b> | £5,715         | 2          |       | 15 Dec 2020 | 5.7 |
| 82 Kings Mill Way, Denham, Uxbridge, UB9 4BT P [old rules]<br>GOV.UK: <a href="#">CAM/11UE/HMF/2020/0002</a>                                             | Unlicensed HMO                       | individual                                           |          |           | <b>£5,856.72</b> | £29,283.60     | 5          |       | 16 Jul 2020 | 7.1 |
| 276 Nelson Road, Twickenham TW2 7BW [old rules]<br>GOV.UK: <a href="#">LON/00BD/HMK/2019/0044</a>                                                        | Unlicensed HMO                       | individual                                           |          |           | <b>£5,547.50</b> | £11,095        | 2          |       | 2 Sep 2019  | 6.7 |
| 34 Sarsfield Road, Perivale, Greenford, Middlesex UB6 7AE [old rules]<br>GOV.UK: <a href="#">LON/00AJ/HMF/2018/0053</a>                                  | Unlicensed HMO                       | individual                                           | £650     |           | <b>£3,360</b>    | £6,720         | 2          |       | 15 May 2019 | 9.0 |
| 70 Highview Road, West Ealing, W13 0HW [old rules]<br>GOV.UK: <a href="#">LON/00AJ/HMK/2018/0006</a>                                                     | Unlicensed HMO                       | company<br>Big Egg Properties Limited                |          |           | <b>£211.76</b>   | £1,694.07      | 8          |       | 31 May 2018 | 7.5 |
| 54 Brewery Lane, Twickenham TW1 1AW [old rules]<br>GOV.UK: <a href="#">LON/00BD/HMK/2017/0012</a>                                                        | Unlicensed HMO                       | individual                                           | £1,200   |           | <b>£3,750</b>    | £3,750         | 1          |       | 12 Feb 2018 | 8.5 |

## 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 5, 27 Summit Road, Northolt UB5 5HJ [old rules]<br>GOV.UK: <a href="#">LON/00AJ/HMF/2026/0008</a>                          | Unlicensed HMO                         | company<br>Uniwell Investments Limited   |          | Dismissed  | 1          | 19 Aug 2026 | 6.8 |
| Flat 301, Hive House, Capital Interchange Way, Brentford, TW8 0SL [old rules]<br>GOV.UK: <a href="#">LON/00AT/HMB/2025/0007</a> | Illegal eviction                       | individual                               |          | Dismissed  | 1          | 26 Jan 2026 | 9.8 |
| Flat 2, Hoover Building, Western Avenue, Greenford, UB6 8AT [old rules]<br>GOV.UK: <a href="#">LON/00AJ/HMG/2025/0636</a>       | Unlicensed house (selective licensing) | company<br>Gastony International Limited |          | Dismissed  | 1          | 16 Jan 2026 | 8.5 |
| 35 Jersey Road, Hounslow, TW3 4BQ [old rules] [figures not yet checked]<br>GOV.UK: <a href="#">LON/00AT/HMF/2025/0648</a>       | Unlicensed HMO                         | individual                               |          | Order made | 2          | 3 Nov 2025  | 5.1 |
| 52 Parkfield Road, Hounslow, TW13 7LG [old rules] [figures not yet checked]<br>GOV.UK: <a href="#">LON/00AT/HMF/2025/0625</a>   | Unlicensed HMO                         | individual                               |          | Order made | 6          | 28 Oct 2025 | 6.7 |
| 10 Greystoke House, 150 Brunswick Road, London, W5 1AW [old rules]<br>GOV.UK: <a href="#">LON/00AJ/HMB/2025/0005</a>            | Unlicensed house (selective licensing) | individual                               | £2,020   | Dismissed  | 2          | 24 Oct 2025 | 9.8 |
| 5 Salt Hill Close, Uxbridge, Middlesex, UB8 1PZ [old rules]<br>GOV.UK: <a href="#">LON/00AS/HMF/2025/0630</a>                   | Unlicensed HMO                         | company                                  |          | Dismissed  | 2          | 4 Aug 2025  | 7.3 |
| (x3) 22 Chester Road, Hounslow, TW4 6HX [old rules] [figures not yet checked]<br>GOV.UK: <a href="#">LON/00AT/HMF/2023/0291</a> | Unlicensed HMO                         | individual                               |          | Order made | 3          | 30 Sep 2024 | 3.6 |
| 35 Rochester Avenue, Feltham, Middlesex, TW13 4EA [old rules]<br>GOV.UK: <a href="#">LON/00AT/HPO/2023/0006</a>                 | Other                                  | individual                               |          | Dismissed  | 1          | 26 Jan 2024 | 6.4 |
| 15 Rose Gardens, London, W5 4JU [old rules]<br>GOV.UK: <a href="#">LON/00AJ/HMF/2021/0307</a>                                   | Unlicensed HMO                         | individual                               | £640     | Dismissed  | 2          | 6 Jun 2022  | 8.7 |

Showing the 10 most recent of 13. 3 more, and the rest of this search, are in the full list online: <https://rentrisecheck.uk/rro/search?postcode=UB3+4AU>