

Rent repayment orders near W12 8LA

Generated 17 Oct 2026. Decisions within 2 km of W12 8LA. 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=W12+8LA>

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What the tribunal ordered

20 decisions in this search (13 ended in a rent repayment order). In 12 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% (13 of 18)	86% (6 of 7)	64% (7 of 11)
Typical amount ordered, per applicant	£3,929 (n=12)	£4,123 (n=5)	£3,340 (n=7)
Typical amount ordered, per decision	£8,395 (n=12, typically 3 applicants)	£20,613 (n=5, typically 5 applicants)	£7,813 (n=7, typically 3 applicants)
Typical share of the maximum the tribunal could award	65% (n=5)	too few (n=2)	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 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	0.8
Flat 12 Alexandra Mansions, 75 Stanlake Road, Shepherd's 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	0.3
(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	2.0
Flat 3, 38 Shepherd's Bush Road, London, W6 7PJ [old rules] GOV.UK: LON/00AN/HMF/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	0.7
53 Bush Court, Shepherd's 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	0.8

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
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	0.0
14 Bassett Road London W10 6JJ [old rules] GOV.UK: LON/00AW/HMF/2022/0070	Unlicensed HMO	individual			£3,750	£3,750	1		11 Apr 2023	1.9
Stamford Brook Centre, Stamford Brook Avenue, London W6 0YD , & 0008 [old rules] GOV.UK: LON/00AT/HNA/2021/0021	Unlicensed HMO	company			£3,951.64	£43,468	11		15 Dec 2021	1.4
4B The Vale, London W3 7SB & 0155 [old rules] GOV.UK: LON/00AJ/HMF/2021/0136	Unlicensed HMO	company Roomerang Limited	£700		£4,113.87	£8,227.74	2		22 Nov 2021	1.1
Ground Floor Flat at 50 Weltje Road, Fulham, London, W6 9LT [old rules] GOV.UK: LON/00AN/HMG/2020/0011	Unlicensed HMO	individual	£2,150	£25,766.25	£4,122.60	£20,613	5	80%	29 Jul 2020	1.7
43 Raynham Road, London W6 0HY [old rules] GOV.UK: LON/00AN/HMK/2019/0061	Unlicensed HMO	individual		£32,415	£4,213.95	£21,069.75	5	65%	21 Jan 2020	1.2
27 Argyll Mansions, Hammersmith Road, W14 8QQ [old rules] GOV.UK: LON/00AN/HMK/2019/0039	Unlicensed HMO	individual	£550		£4,364.27	£4,364.27	1		27 Aug 2019	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
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	1.1
Rooms 3 & 4, 98 Adelaide Grove, London W12 0JH & 0217 [old rules] GOV.UK: LON/00AN/HMF/2023/0297	Unlicensed HMO	company and individuals		Dismissed	2	16 May 2024	0.7
Flat 3, 14 Westville Road, Shepherds Bush, London W12 9BD [old rules] GOV.UK: LON/00AN/HMF/2023/0239	Unlicensed HMO	company Acre Properties (1988) Ltd		Dismissed	1	14 May 2024	0.7
1 Auriol Mansions, Edith Road, London W14 0ST [old rules] GOV.UK: LON/00AN/HMF/2022/0143	Unlicensed HMO	company Love (UK) Limited		Dismissed	1	2 Mar 2023	1.9
22 Old Oak Road, London, W3 7HQ [old rules] GOV.UK: LON/00AN/HMF/2022/0203	Unlicensed house (selective licensing)	individual		Dismissed	2	10 Feb 2023	1.1
Flat 23 Bush Court, Shepherds Bush Green, London W12 8PJ [old rules] GOV.UK: LON/00AN/HMF/2021/0257	Unlicensed HMO	individual	£589	Dismissed	1	29 Mar 2022	0.8
Flat 49 College Court, Queen Caroline Street, London, W6 9DZ [old rules] [figures not yet checked] GOV.UK: LON/00AN/HMF/2020/0229	Unlicensed house (selective licensing)	individual		Order made	3	13 May 2021	1.7
First Floor Flat 6 Viola Square, London W12 0QF [old rules] GOV.UK: LON/00AN/HMB/2020/0001	Not stated	not stated		Not clear		22 Feb 2021	1.3