Rent repayment orders near W12 8PJ

Generated 18 Oct 2026. Decisions within 2 km of W12 8PJ. 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+8PJ

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

32 decisions in this search (22 ended in a rent repayment order). In 21 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	73% (22 of 30)	82% (9 of 11)	68% (13 of 19)
Typical amount ordered, per applicant	£3,952 (n=21)	£4,168 (n=8)	£3,600 (n=13)
Typical amount ordered, per decision	£8,228 (n=21, typically 3 applicants)	£14,200 (n=8, typically 3 applicants)	£7,749 (n=13, typically 3 applicants)
Typical share of the maximum the tribunal could award	65% (n=7)	too few (n=2)	60% (n=5)

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.

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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
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	1.5
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	1.6
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	0.4
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	0.8
(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	1.7
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	1.4

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
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	0.4
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	1.6
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	1.6
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	0.0
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	0.8
18 West Kensington Court, Edith Villas, London W14 9AA [old rules] GOV.UK: LON/00AN/HMF/2023/0233	Unlicensed HMO	individual			**£2,242.12**	£6,726.37	3		17 Aug 2024	1.6
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	1.8
49 West Kensington Mansions, Beaumont Crescent, London W14 [old rules] GOV.UK: LON/00AN/HMF/2021/0273	Unlicensed HMO	company Love (UK) Limited			**£5,256.33**	£15,769	3		15 Jul 2022	1.9
Flat 38, Charleville Mansions, Charleville Road, London, W14 9JA [old rules] GOV.UK: LON/00AN/HMF/2021/0296	Unlicensed HMO	company Monza F1 Limited			**£6,315**	£12,630	2		23 Jun 2022	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	2.0
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	1.9
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	1.9
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	1.4
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	1.1
64 Avonmore Road, London W14 8RS [old rules] GOV.UK: LON/00AN/HMK/2017/0009	Unlicensed HMO	company Flatshare Management Limited			**£3,799.50**	£11,398.50	3		2 Feb 2018	1.4

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.

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This is information, not legal advice. For advice about your situation, contact Shelter (0808 800 4444) or a local renters' union.

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	1.9
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	1.5
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	1.4
25 Gastein Road London W6 8LT [old rules] GOV.UK: LON/00AN/HMF/2023/0048	Unlicensed HMO	company City Living WLDN Limited		Dismissed	1	8 Aug 2023	2.0
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	1.3
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	2.0
Flat 10 Marzall House, 120 North End Road, London W14 9PP [old rules] GOV.UK: LON/00AN/HMG/2022/0006	Unlicensed house (selective licensing)	company and individuals	£1,733	Struck out	2	12 Oct 2022	1.9
Unit 120, Residence Inn, 181-183 Warwick Road, London, W14 8PU [old rules] GOV.UK: LON/00AW/HMF/2022/0101	Illegal eviction	company and individuals		Other ruling	1	3 Oct 2022	1.4
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	0.0
Flat 3, 126 Westbourne Grove, London W11 2RR & [old rules] GOV.UK: LON/00BK/HMC/2021/0001	Harassment	individual	£1,906.67	Dismissed	1	11 Oct 2021	2.0

Showing the 10 most recent of 11. 1 more, and the rest of this search, are in the full list online: https://rentrisecheck.uk/rro/search?postcode=W12+8PJ

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