# Rent repayment orders near W1H 5HP

Generated 18 Oct 2026. Decisions within 5 km of W1H 5HP. 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=W1H+5HP

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## What the tribunal ordered

165 decisions in this search (131 ended in a rent repayment order). In 122 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 | 83% (131 of 157) | 92% (69 of 75) | 76% (62 of 82) |
| Typical amount ordered, per applicant | £3,775 (n=122) | £4,171 (n=62) | £3,624 (n=60) |
| Typical amount ordered, per decision | £8,444 (n=122, typically 3 applicants) | £9,783 (n=62, typically 3 applicants) | £7,647 (n=60, typically 2 applicants) |
| Typical share of the maximum the tribunal could award | 70% (n=55) | 80% (n=23) | 60% (n=32) |

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 |
|---|---|---|---|---|---|---|---|---|---|---|
| 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 | 2.7 |
| 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 | 4.4 |
| 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 | 4.4 |
| 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 | 3.3 |
| 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 | 2.6 |
| 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 | 4.3 |
| 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 | 2.7 |

| Address, and case ref linked to GOV.UK | Offence | Landlord | Rent pcm | Maximum | Per applicant | Ordered, total | Applicants | Share | Decided | km |
|---|---|---|---|---|---|---|---|---|---|---|
| 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 | 4.5 |
| 4 Carters Close, Torriano Avenue, London NW5 2ST [old rules] GOV.UK: LON/00AG/HMF/2025/0703 | Unlicensed HMO | company | | | **£802.17** | £802.17 | 1 | | 2 Oct 2025 | 4.1 |
| (x5) 102 Priory Road, London, NW6 3NS [old rules] GOV.UK: LON/00AG/HMF/2025/0626 | Unlicensed HMO | company | | | **£2,397.86** | £16,785 | 7 | | 22 Sep 2025 | 3.5 |
| 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 | 4.0 |
| 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 | 4.4 |
| 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 | 3.2 |
| Maryon Mews, 21A South End Road, London NW3 2PT [old rules] GOV.UK: LON/00AG/HMF/2025/0607 | Unlicensed HMO | company Rasons Investments Ltd | £3,250 | £39,000 | **£5,850** | £23,400 | 4 | 60% | 4 Aug 2025 | 4.0 |
| 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 | 4.5 |
| 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 | 2.6 |
| 18 Clerkenwell Close, London , EC1R 0AA [old rules] GOV.UK: LON/00AU/HMF/2024/0148 | Unlicensed HMO | company Property Guardian Protection Ltd | £1,680 | £7,580.58 | **£2,490.19** | £4,980.38 | 2 | 66% | 3 Jun 2025 | 4.1 |
| 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 | 2.2 |
| 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 | 2.0 |
| 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 | 1.3 |
| 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 | 3.6 |
| 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 | 4.9 |
| 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 | 2.1 |


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| 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 | 4.1 |
| 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 | 4.4 |
| 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 | 0.1 |
| 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 | 4.0 |
| 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 | 0.8 |
| 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 | 4.7 |
| Floor 2, 35-37 William Road, London NW1 3ER [old rules] GOV.UK: LON/00AG/HMF/2022/0001 | Unlicensed HMO | company Global 100 Limited | | | **£3,427** | £10,281 | 3 | | 23 Sep 2024 | 2.0 |

Showing the 30 most recent of 122. 92 more, and the rest of this search, are in the full list online: https://rentrisecheck.uk/rro/search?postcode=W1H+5HP

## 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 |
|---|---|---|---|---|---|---|---|
| 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 | 2.9 |
| 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 | 1.9 |
| 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 | 2.7 |
| Colonial Building, 59-61 Hatton Garden Rear Building, London, EC1N 8LS [old rules] GOV.UK: LON/00AG/HMB/2025/0011 | Illegal eviction | company | | Dismissed | 1 | 6 Mar 2026 | 3.9 |
| 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 | 2.9 |
| 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 | 0.2 |
| 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 | 2.7 |
| Flat 5, 56 Christchurch Avenue, London, NW6 7BH [old rules] GOV.UK: LON/00AE/HMF/2025/0616 | Unlicensed house (selective licensing) | individual | £1,702.75 | Dismissed | 1 | 24 Jun 2025 | 4.2 |


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| Address, and case ref linked to GOV.UK | Offence | Landlord | Rent pcm | Outcome | Applicants | Decided | km |
|---|---|---|---|---|---|---|---|
| 103 St Marys Mansions, St Marys Terrace, London W2 1SY [old rules]<br>GOV.UK: LON/00BK/HMF/2024/0204 | Unlicensed HMO | individual | | Dismissed | 1 | 15 May 2025 | 1.0 |
| Flat 6, 102-104 Whitfield Street, London, W1T 5EB [old rules]<br>GOV.UK: LON/00AG/HMG/2024/0038 | Harassment | individual | £1,735 | Dismissed | 1 | 2 Dec 2024 | 1.9 |

Showing the 10 most recent of 42. 32 more, and the rest of this search, are in the full list online: https://rentrisecheck.uk/rro/search?postcode=W1H+5HP


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