

Rent repayment orders near W1K 4AL

Generated 18 Oct 2026. Decisions within 2 km of W1K 4AL. 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=W1K+4AL>

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

28 decisions in this search (17 ended in a rent repayment order). In 15 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	68% (17 of 25)	78% (7 of 9)	62% (10 of 16)
Typical amount ordered, per applicant	£3,812 (n=15)	£2,705 (n=7)	£4,493 (n=8)
Typical amount ordered, per decision	£10,281 (n=15, typically 3 applicants)	£10,819 (n=7, typically 4 applicants)	£8,020 (n=8, typically 2 applicants)
Typical share of the maximum the tribunal could award	52% (n=6)	too few (n=2)	too few (n=4)

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 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	1.3
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	1.7
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	1.4
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	1.8
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	1.7
Flat 11, 55 Ebury Street, The City of Westminster, London, SW1W 0PA [old rules] GOV.UK: LON/00BK/HMF/2023/0202	Unlicensed HMO	individual	£3,466.67	£41,442.04	£5,175	£20,700	4	50%	21 Feb 2024	1.9

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
Flat 3, Walter Tull Court, 51 Repton Street, London, E14. 7FU [old rules] GOV.UK: LON/00BG/HMB/2023/0007	Illegal eviction	individual	£800		£1,000	£1,000	1		25 Jul 2023	1.2
104 D Euston street NW1 2HA [old rules] GOV.UK: LON/00AG/HMF/2022/0241	Unlicensed HMO	individual			£3,060	£3,060	1		14 Jun 2023	1.7
3rd Floor, 35-37 William Road, London, NW1 3ER [old rules] GOV.UK: LON/00AG/HMF/2021/0042	Unlicensed HMO	company	£1,500	£100,000	£2,083.95	£6,251.85	3	6%	6 Jul 2021	1.7
30 Phipps House White City Estate W 12 7 QE [old rules] GOV.UK: LON/00AN/HMF/2020/0099	Unlicensed HMO	individual			£5,633.22	£22,532.86	4		22 Mar 2021	1.2
Flat 2c Gate Street, London WC2A 3HP [old rules] GOV.UK: LON/00AG/HMF/2020/0069	Unlicensed HMO	company and individuals Flat Sharing Limited			£3,822.54	£22,935.26	6		10 Feb 2021	1.9
3 Borrowdale, Robert Street, London NW1 3QG [old rules] GOV.UK: LON/00AG/HMK/2018/0024	Unlicensed HMO	individual	£2,999	£21,394.03	£5,348.51	£21,394.03	4	100%	16 Nov 2018	1.8
Flat 5, 47 Fitzroy Street, London W1T 6LA [old rules] GOV.UK: LON/00AG/HMK/2018/0003	Unlicensed HMO	individual	£2,665		£1,500	£4,500	3		17 Jul 2018	1.3
49 Cartmel, Hampstead Road, London NW1 3SH [old rules] GOV.UK: LON/00AG/HMF/2018/2027	Unlicensed HMO	company and individuals Monsoon Properties Limited			£2,704.85	£10,819.40	4		14 Mar 2018	2.0
8 Molyneux Street, London W1H 5HP [old rules] GOV.UK: LON/00BK/HMA/2017/0003	Unlicensed HMO	company PML Services Ltd			£1,160	£5,800	5		12 Oct 2017	1.5

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 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	1.2
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	1.6
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	1.7
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	2.0
Flat 6, 102-104 Whitfield Street, London, W1T 5EB [old rules] GOV.UK: LON/00AG/HMG/2024/0038	Harassment	individual	£1,735	Dismissed	1	2 Dec 2024	1.3
Ground Floor and Basement, 33, Betterton Street, London WC2H 9BQ [old rules] GOV.UK: LON/00AG/HMG/2023/0004	Unlicensed HMO	company Betterton Duplex Ltd		Dismissed	3	15 May 2024	1.5

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Outcome	Applicants	Decided	km
Flat 501, Jerome House, 14 Lisson Grove, London, NW1 6TS [old rules] GOV.UK: LON/00BK/HMF/2023/0113	Unlicensed HMO	company Rimal Properties Ltd	£2,296.97	Out of time or no jurisdiction	3	15 Jan 2024	1.6
8a-8b Avery Row, W1K 4AL [old rules] GOV.UK: LON/00BK/HMB/2022/0010	Illegal eviction	individual		Out of time or no jurisdiction	1	7 Jun 2023	0.0
Flat 1_51A Nimrod Road [old rules] GOV.UK: LON/00BJ/HMG/2022/0012	Unlicensed HMO	individual	£800	Dismissed	1	13 Feb 2023	1.2
109 Broadley Street, London NW88BA [old rules] GOV.UK: LON/00BK/HMB/2022/0002	Illegal eviction	individual		Other ruling	2	27 Jan 2023	2.0

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=W1K+4AL>