

Rent repayment orders near WC1H 8HP

Generated 26 Oct 2026. Decisions within 2 km of WC1H 8HP. 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=WC1H+8HP>

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What the tribunal ordered

50 decisions in this search (40 ended in a rent repayment order). In 39 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	85% (40 of 47)	91% (21 of 23)	79% (19 of 24)
Typical amount ordered, per applicant	£4,036 (n=39)	£3,673 (n=20)	£4,306 (n=19)
Typical amount ordered, per decision	£10,312 (n=39, typically 3 applicants)	£10,695 (n=20, typically 4 applicants)	£10,281 (n=19, typically 3 applicants)
Typical share of the maximum the tribunal could award	75% (n=21)	80% (n=10)	75% (n=11)

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
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	1.6
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	0.0
Flat 7 Grafton Mansions, Dukes Road, London, WC1H 9AB [old rules] GOV.UK: LON/00AG/HMF/2024/0266	Unlicensed HMO	individual		£29,290	£5,858	£17,574	3	60%	14 Jul 2025	0.5
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	1.2
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	1.1
Fifth Floor, 35-37 William Road, London NW1 3ER [old rules] GOV.UK: LON/00AG/HMF/2022/0018	Unlicensed HMO	company	£1,000	£7,500	£5,760	£5,760	1	80%	9 Apr 2025	1.2

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
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	1.2
Flat 164 Peregrine House Hall Street London EC1V 7PT [old rules] GOV.UK: LON/00AU/HMF/2023/0273	Unlicensed HMO	individual	£3,250	£21,883.26	£3,647.21	£10,941.63	3	50%	8 May 2024	1.5
Flat 32 Buxton Court, London N1 7TN [old rules] GOV.UK: LON/00AM/HMF/2023/0058	Unlicensed HMO	individual	£450	£5,036	£4,306.35	£4,306.35	1	86%	31 Jul 2023	2.0
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
Flat 14, Aberdeen Mansions, Kenton Street, London WC1N 1NN [old rules] GOV.UK: LON/00BK/HMF/2022/0035	Unlicensed HMO	individual			£4,035.73	£12,107.20	3		20 Jul 2023	0.4
28 Thornhill Bridge Wharf Caledonian Road, N1 0RU [old rules] GOV.UK: LON/00AU/HMF/2022/0278	Unlicensed HMO	company Equinox Re Ltd			£1,705	£3,410	2		5 Jul 2023	0.8
104 D Euston street NW1 2HA [old rules] GOV.UK: LON/00AG/HMF/2022/0241	Unlicensed HMO	individual		£4,800	£3,060	£3,060	1	75%	14 Jun 2023	1.0
Flat 8, 29-31Dingley Place EC1V 8BR [old rules] GOV.UK: LON/00AU/HMF/2022/0257	Unlicensed HMO	company			£10,201.33	£30,604	3		22 May 2023	2.0
Flat 1 & Flat 6, 36 Upper Street , London, N1 OPN [old rules] GOV.UK: LON/00AU/HMF/2022/0229	Unlicensed HMO	company	£1,300		£10,400	£20,800	2		28 Apr 2023	1.4
Flat 1, 125 Packington Street, London, N1 7EA [old rules] GOV.UK: LON/00AU/HMF/2022/0198	Unlicensed HMO	company and individuals	£3,045	£23,466.11	£5,866.53	£17,599.58	3	75%	18 Apr 2023	2.0
Flat 32 Buxton Court N1 7TN RRO [old rules] GOV.UK: LON/00AM/HMF/2022/0061	Unlicensed HMO	company and individuals	£733.33	£8,800	£7,920	£7,920	1	90%	22 Mar 2023	2.0
Flat 11 Soane Court, St Pancras Way, London NW1 9EG [old rules] GOV.UK: LON/00AG/HMF/2021/0300	Unlicensed HMO	company and individuals Beachstone Properties Limited			£1,088.93	£5,444.65	5		4 Nov 2022	1.9
(x2) Flat 2, 41 Calthorpe Street, London, WC1X 0JX & [old rules] GOV.UK: LON/00AG/HMF/2020/0057	Unlicensed HMO	company Drumlin Limited			£2,578	£10,312	4		8 Sep 2022	0.6
Flat 4, 9 Rheidol Terrace, London, N1 8NT [old rules] GOV.UK: LON/00AU/HMF/2021/0244	Unlicensed HMO	individual		£7,725	£2,060	£6,180	3	80%	5 May 2022	1.9
25 Remington Street, London, N1 8DH [old rules] GOV.UK: LON/00AU/HMF/2021/0204	Unlicensed HMO	company			£2,882.61	£8,647.82	3	80%	22 Mar 2022	1.6
5 Tompion House, London, EC1V 0HU [old rules] GOV.UK: LON/00AU/HMF/2021/0166	Unlicensed HMO	company Smart Rooms Limited	£714	£1,183.40	£946.72	£946.72	1	80%	7 Feb 2022	1.5
Flat 230, Levita House, Chalton Street, London, NW1 1HN [old rules] GOV.UK: LON/00AG/HMF/2021/0127	Unlicensed HMO	individual		£33,919.40	£6,360	£25,440	4	75%	24 Nov 2021	0.6
23 Lydford House, Royal College Street, London. NW1 0SA [old rules] GOV.UK: LON/00AG/HMF/2020/0237	Unlicensed HMO	individual	£2,340	£28,080	£9,360	£28,080	3	100%	12 Jul 2021	1.3

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Maximum	Per applicant	Ordered, total	Applicants	Share	Decided	km
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	1.2
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
8 Rochester Court, Rochester Sq Camden NW1 9EL [old rules] GOV.UK: view decision	Unlicensed HMO	company Metro Muves Ltd			£3,523.33	£10,570	3		9 Mar 2021	1.9
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	1.3
Flat 22, 46 Britannia Street London WC1X 9JH [old rules] GOV.UK: LON/00AG/HMF/2019/0093	Unlicensed HMO	company and individuals			£1,266.67	£7,600	6		3 Apr 2020	0.2
Flat 14 Hogarth Court, St. Pancras Way, London NW1 9EH [old rules] GOV.UK: LON/00AG/HMF/2019/0060	Unlicensed HMO	company and individuals RentaroominL ondon Limited	£737		£8,326	£8,326	1		5 Feb 2020	1.9

Showing the 30 most recent of 39. 9 more, and the rest of this search, are in the full list online:

<https://rentrisecheck.uk/rro/search?postcode=WC1H+8HP>

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
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	1.2
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	1.2
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
Flat 32 Buxton Court, Thoresby Street, London N1 7TN [old rules] GOV.UK: LON/00AM/HMF/2022/0077	Unlicensed HMO	company		Other ruling	2	22 Mar 2023	2.0
Room 23, Third Floor, 16 Brooke Street, London EC1N 7RB [old rules] GOV.UK: LON/00AG/HMB/2022/0009	Harassment	company Origin Housing Ltd		Dismissed	1	13 Mar 2023	1.2
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
2 Preachers Court, The Charterhouse, 15 Charterhouse Square, London EC1M 6AU [old rules] GOV.UK: LON/00AU/HMF/2020/0245	Unlicensed HMO	individual		Other ruling	1	21 Sep 2022	1.6
28 Monica Shaw Court, 31 Purchase Street, London NW1 1EY [old rules] GOV.UK: LON/00AG/HML/2022/0001	Unlicensed HMO	individual	£3,683.33	Other ruling	1	18 Jul 2022	0.7
Fourth Floor, 35-37 William Road, London NW1 3ER [old rules] GOV.UK: LON/00AG/HMF/2022/0037	Unlicensed HMO	company Global 100 Limited		Out of time or no jurisdiction	1	13 May 2022	1.2

Address, and case ref linked to GOV.UK	Offence	Landlord	Rent pcm	Outcome	Applica nts	Decided	km
8 Rochester Court, Rochester Sq Camden NW1 9EL [old rules] [figures not yet checked] GOV.UK: LON/00AG/HMF/2020/0177	Unlicensed HMO	company Metro Muves Ltd		Order made	3	9 Mar 2021	1.9

Showing the 10 most recent of 11. 1 more, and the rest of this search, are in the full list online:
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