



Response to Request for Information

Reference FOI 001711
Date 21 November 2017

Trading Standards Investigations into Lettings Agents and Property Managers

Request:

Would you please supply the following information under the Freedom of Information Act.

The number of trading standards investigations carried out in relation to letting agents and property management companies in the past 5 years. If the number of investigations is less than 15, please extend the period to 10 years.

With the data please expand using the following criteria:

What was the exact nature of those investigations and outcome on a case by case basis and who were the alleged offending agents involved in those cases. With this in mind please clarify the investigations using the following format taking note of the examples.

Date: xx/xxxx

Company: ABC Agents

Offence/s: Breach of section xx of xxxx Act /Reg xxxx Nature of Offence: Misleading action/Omission/Money Laundering/Failure to Register for Redress Scheme Action Taken: Warning Issued/Court Proceedings Taken (Outcome)/ Referred to Police/SFO/CMA/ Or Relevant comment

Date: xx/xxxx

Company: (Under Investigation)

Offence/s: Breach of section xx of xxxx Act /Reg xxxx Nature of Offence: Misleading action/Omission/Money Laundering/Failure to Register for Redress Scheme Action Taken: Under Investigation/Proceeding With Court Case/Referred to Police/SFO/CMA/Or Relevant Comment

It is understood that disclosure of any company's details is not covered by the DPA and therefore cannot be withheld unless there is a current ongoing investigation (not outstanding due to disappearance) against the company. In stating this exception only applies to ongoing investigations and does not preclude the company being named relating to previous investigations. If there is an ongoing investigation then please indicate the investigation type and omit the company's name.

Finally, the release of this information is in the public interest and appreciate your cooperation in this matter.

In response to your request, please find our response below:

One investigation details as below:

The letting agent Brendan Taylor Moorfoot Estates Ltd) fraudulently misappropriated £50000-100000 of deposit and rent monies from the business and amongst other things spent them in casinos and lap dancing clubs.

He pleaded guilty to the following 2 offences (the misleading action/omission offences were all consolidated into the 2nd offence):

Offence: Breach of section 11 of the Company Directors Disqualification Act.
Nature of Offence: Acting as a Director of a company or directly or indirectly taking part in or being concerned in the promotion, formation or management of a company whilst an undischarged bankrupt.

Offence: Breach of section 993(1) of the Companies Act 2007.
Nature of Offence: Fraudulent Trading

He received the following punishment:

- 10 months imprisonment suspended for 18 months;
- 120 hours community service;
- Disqualified from acting as a director for 6 years.

He was also ordered to pay £2000 in costs.