# Landlord fined for failing to licence rental properties in Leicestershire



A landlord in Leicestershire has been fined a substantial amount for failing to comply with local licensing regulations concerning rental properties. Olawunmi Odunaiya, who owns a flat complex called The Coneries, was prosecuted by Charnwood Borough Council (CBC) after it was discovered that she had not licensed 29 out of the 33 flats she manages, despite repeated warnings from the council.

The selective licensing scheme implemented by CBC in 2023 mandates that all private landlords within a designated area of Loughborough must obtain a licence to operate. This was aimed at improving the quality of rental housing and ensuring tenant safety. However, it was reported that Mrs Odunaiya only secured licenses for four of the flats in her building.

During proceedings at Leicester Magistrates Court, it emerged that Mrs Odunaiya attributed her failure to licence the flats to financial difficulties. She stated that the costs associated with necessary fire safety improvements and exterior repairs to The Coneries had impacted her cash flow. Mrs Odunaiya indicated her intentions to pay the licensing fees, which amount to £20,300 for the 29 unlicensed flats, asserting that she had intended to comply with the regulations.

Despite these claims, Mrs Odunaiya was found guilty of the charges against her after a trial. The court imposed a fine of £29,000, along with an £11,600 victim surcharge and court costs of £6,960, culminating in a total liability of £47,560. It was noted that she has agreed to settle this amount within a two-month period.

In a statement regarding the case, Peter Oliver, the director of housing and wellbeing at CBC, stressed the importance of compliance with licensing schemes in order to safeguard tenants. He remarked, "Landlords have a duty to ensure the properties they rent out comply with any relevant licensing schemes. While we will work with landlords, we will also act against those who fail to comply with any licensing scheme in order to support and protect tenants."

Additionally, during the court proceedings, it was established that Mrs Odunaiya was not guilty of another charge related to one property, which had been sold in 2021. She now has 28 days to appeal the court's ruling.

Source: [Noah Wire Services](https://www.noahwire.com)

## Bibliography

1. <https://www.charnwood.gov.uk/pages/news> - This URL provides information on news updates from Charnwood Borough Council, which can include details about enforcement actions against landlords who fail to comply with local regulations.
2. <https://find-and-update.company-information.service.gov.uk/officers/DM73cZSVqGWVNxGkQks48pEeo3k/appointments> - This link offers information about Olawunmi Odunaiya's personal appointments, which could be relevant for tracing her involvement in property management.
3. <https://www.gov.uk/landlord-licensing> - This URL explains the general process and importance of landlord licensing schemes in the UK, similar to what was implemented by Charnwood Borough Council.
4. <https://www.leicestershire.gov.uk/council-and-democracy/news-and-media/news> - This page provides access to local news from Leicestershire, which might cover cases of non-compliance with local regulations, such as landlord licensing.
5. <https://www.legislation.gov.uk/ukpga/2004/34/contents> - The Housing Act 2004 outlines licensing requirements for certain types of private rented properties, which is relevant to the case of Olawunmi Odunaiya.
6. <https://www.justice.gov.uk/courts/court-lists/list-tribunals/courts/leicester-magistrates-court> - This URL provides information about Leicester Magistrates Court, where the case against Olawunmi Odunaiya was heard.
7. <https://www.leicestermercury.co.uk/news/local-news/leicestershire-landlord-failed-license-29-10089662> - Please view link - unable to able to access data