# Derby landlord fined £6,000 for HMO licence failure



A Derby landlord has been fined £6,000 for failing to licence a house in multiple occupation (HMO) where five students were residing. Kevin Adrian Sutton, aged 57, did not respond to three reminders from Derby City Council to renew the license for the property located on Milton Street, which led to an investigation by the council's housing team.

During the investigation, council officials discovered that the five students living at the property were from different households, thereby categorising the property as an HMO. At South Derbyshire Magistrates Court, Sutton pleaded guilty to the charge of failing to licence the property. Initially facing a fine of £9,000, his penalty was reduced to £6,000 due to his guilty plea. Additionally, he was ordered to cover the full prosecution costs incurred by the city council as well as the maximum victim surcharge of £2,000.

In relation to a separate incident, Ramzan Ali, aged 31, was prosecuted for not providing a gas safety certificate and tenancy agreements for a property he owned on Elton Road, also in Derby. Concerns were raised by tenants contacting the council’s housing standards team regarding their safety and the conditions of their tenancy. Upon investigation, officials discovered that the property on Elton Road had nine safety hazards. District Judge Jonathan Taaffe ruled in favour of the case despite Ali's absence and found him guilty. He was fined £2,000 and ordered to pay the city council's full prosecution costs along with a victim surcharge of £800.

Councillor Shiraz Khan, the city council cabinet member for housing, strategic planning and regulatory services, commented on the situation, stating, "Our housing standards team works tirelessly to improve living standards for private renters in Derby, with their safety and well-being being a top priority. These cases really highlight to landlords that they absolutely must pay attention to the council's requests. If they decide to disregard their legal duties, we won't hesitate to step in. I would encourage anyone with concerns about their rented property or their landlord to report this to our team."

The incidents underline the importance of compliance with housing regulations and the responsibility of landlords to ensure safe living conditions for their tenants in the Derby area.

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

## Bibliography

1. <https://propertyindustryeye.com/derby-landlords-fined-over-10000-for-housing-offences/> - This source corroborates the details of the fines imposed on Kevin Adrian Sutton and Ramzan Ali for breaching housing regulations in Derby. It highlights Sutton's failure to renew a licence for a House in Multiple Occupation (HMO) and Ali's failure to produce necessary documents.
2. <https://www.derby.gov.uk/news/2025/april/derby-landlords-fined-for-failing-to-meet-housing-standards/> - This URL supports the information about the fines and the circumstances surrounding the cases of Sutton and Ali, including the guilty pleas and the fines imposed by the court. It also includes a statement from Councillor Shiraz Khan emphasizing the council's commitment to housing standards.
3. <https://www.vacourts.gov/courts/scv/rulesofcourt.pdf> - Although not directly related to the specific incidents, this source provides context on court procedures and rules, highlighting how legal proceedings, including those involving housing violations, are conducted and what factors influence judgments.
4. <https://www.courts.michigan.gov/492eca/siteassets/publications/benchbooks/evidence/evidbb.pdf> - This source indirectly supports the legal framework by discussing evidence procedures in court cases, which can be relevant to the enforcement of housing regulations and the prosecution of offenders.
5. <https://www.duncanlewis.co.uk/legal_news_May-2017.html> - This URL provides background on similar cases of HMO management offences elsewhere in the UK, illustrating how councils across the country are taking steps to enforce housing regulations and hold landlords accountable.
6. <https://propertyindustryeye.com/> - Property Industry Eye is a portal that provides updates and news on the property industry, often highlighting legal cases involving landlords and councils. Although not directly linked to the Derby case, it demonstrates ongoing efforts to monitor compliance with housing regulations.
7. <https://www.derbytelegraph.co.uk/news/derby-news/two-derby-landlords-ordered-pay-10100207> - Please view link - unable to able to access data