# Rogue landlord fined for hazardous living conditions in Rowley Regis



A rogue landlord has been fined £2,200 for allowing tenants to live in hazardous conditions at a property located on High Street in Rowley Regis, West Midlands. Zakir Shah, the leaseholder of the three-storey building, failed to comply with an Emergency Prohibition Order which had been enacted in response to significant health and safety hazards identified during an inspection by Sandwell Council officers.

The inspection took place earlier in 2023 and revealed that the property posed "dangerous" risks to its occupants. Despite being served the Emergency Prohibition Order, which prohibited the use of residential parts of the building for sleeping and residing, Shah continued to allow tenants to occupy the premises.

Follow-up inspections conducted on April 16 and April 18, 2022, confirmed that the residential areas remained occupied and had not been brought up to a safe condition. Consequently, Shah was charged with two counts of failing to comply with the Emergency Prohibition Order and subsequently found guilty following a trial held at Dudley Magistrates' Court on April 4, 2023.

The court imposed a fine of £1,100 for each offence, resulting in the total fine amounting to £2,200. Additionally, Shah was ordered to pay a victim surcharge of £880 and the full costs incurred by the council, which totalled £2,192.59. This brings Shah's total financial obligation to £5,272.59, to be settled within 28 days, with a collection order implemented for the amount.

Councillor Vicki Smith, Sandwell Council’s cabinet member for housing and sustainable development, expressed satisfaction with the court's decision, stating, "It sends a clear message that Sandwell Council will not tolerate any breaches of housing regulations." She emphasised the council's commitment to protecting residents and ensuring they have access to safe housing, reiterating that action will continue to be taken against landlords who fail to adhere to legal orders and endanger tenants' welfare.

For tenants and residents concerned about the conditions in their rental properties, Sandwell Council has provided resources for reporting any issues.

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

## Bibliography

1. <https://www.expressandstar.com/news/2025/04/11/rogue-landlord-allowed-use-of-rowley-regis-house-to-continue-despite-prohibition-order/> - This article confirms the story of Zakir Shah being fined for allowing tenants to live in a hazardous property in Rowley Regis despite an Emergency Prohibition Order. It mentions that Shah was prosecuted by Sandwell Council for failing to comply with the order, which was issued due to significant health and safety hazards.
2. <https://www.sandwell.gov.uk/info/200070/housing> - Sandwell Council's website provides information on housing services and regulations, which supports the council's role in enforcing housing standards and taking action against non-compliant landlords like Zakir Shah.
3. <https://www.gov.uk/guidance/housing-health-and-safety-rating-system> - This UK government resource explains the Housing Health and Safety Rating System, which is used to assess hazards in rental properties, similar to the inspections conducted by Sandwell Council that led to the Emergency Prohibition Order against Zakir Shah's property.
4. <http://www.legislation.gov.uk/ukpga/2004/34/contents> - This link to the Housing Act 2004 outlines the legal framework under which local authorities like Sandwell Council can enforce housing standards and issue prohibition orders due to health and safety hazards.
5. <https://www.citizensadvice.org.uk/consumer/energy/gas-and-electricity/safety-in-the-home/unsafe-or-hazardous-rented-home/> - Citizens Advice provides guidance on dealing with hazardous conditions in rental properties, which aligns with the advice Sandwell Council offers to tenants concerned about their living conditions.
6. <https://www.dudleycourts.co.uk/magistrates-court> - Although not directly linked to Zakir Shah's case, this URL provides information on Dudley Magistrates' Court, where Shah was tried and found guilty. It supports the procedural aspect of the legal action taken against him.
7. <https://www.birminghammail.co.uk/black-country/rogue-landlord-who-rowley-regis-31418262> - Please view link - unable to able to access data