# Landlord fined over breach of emergency prohibition order at hazardous property



Zakir Shah, a landlord from Brook Lane, Moseley, Birmingham, has been found guilty of failing to comply with an Emergency Prohibition Order after continuing to rent out a hazardous property in Rowley Regis. The three-storey house on High Street was inspected by Sandwell Council officers in 2023, who discovered unsafe living conditions including blocked stairwells cluttered with items such as a fire extinguisher, a cramped kitchen, and windows deemed unsafe.

Following these findings, Mr Shah was issued an emergency prohibition order that banned him from allowing anyone to sleep or live at the property. However, despite the ban, officers discovered occupants residing there during further visits on 16 and 18 April 2024.

He appeared before Dudley Magistrates Court on 4 April 2024 where he was convicted on two charges related to breaching the emergency order. The court imposed a fine of £2,200, a victim surcharge of £880, and ordered him to pay the full council costs of £2,192, amounting to a total of £5,272 to be paid within 28 days.

Councillor Vicki Smith, Sandwell Council’s Cabinet Member for Housing and Sustainable Development, spoke about the case, stating: "We are pleased with the outcome of this case. It sends a clear message that Sandwell Council will not tolerate any breaches of housing regulations. Our priority is to protect our residents and ensure they live in safe and healthy environments. We will continue to take firm action against landlords who disregard legal orders and put tenants at risk."

The case highlights the local authorities’ ongoing efforts to enforce housing standards and legal orders to ensure tenant safety in the region.

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 corroborates Zakir Shah's prosecution by Sandwell Council for failing to comply with an Emergency Prohibition Order at a Rowley Regis property. It details the hazardous conditions found by inspectors.
2. <https://www.magzter.com/stories/newspaper/Birmingham-Mail/LANDLORD-IGNORED-WARNINGS-ABOUT-HOMES-DANGERS> - This article confirms that Zakir Shah ignored warnings about the dangers in his property and failed to comply with the Emergency Prohibition Order.
3. <https://assets.publishing.service.gov.uk/media/662a6f47e8c75df17da7e599/B65_0DT_BIR_00CS_HPO_2023_0010.pdf> - This document provides details on the Emergency Prohibition Order issued for 13 High Street, Rowley Regis, highlighting the prohibition of using certain parts of the property for sleeping or residing.
4. <https://noahwire.com/news/zakir-shah-landlord-fined-for-breaching-emergency-prohibition-order> - Unfortunately, this specific source is not found online, but it is mentioned as the source of the original article detailing Zakir Shah's case.
5. <https://www.sandwell.gov.uk/housing> - This webpage can provide general information on housing regulations and enforcement actions taken by Sandwell Council, although it does not specifically address Zakir Shah's case.
6. <https://www.gov.uk/first-tier-tribunal-property-chamber> - This website provides information on the First-tier Tribunal (Property Chamber), which handles appeals related to property disputes, such as those involving prohibition orders.
7. <https://www.birminghammail.co.uk/news/midlands-news/rogue-landlord-continued-out-dangerous-31502269> - Please view link - unable to able to access data