# Redbridge Council fines landlord £11,000 for overcrowded unlicensed HMO



Redbridge Council has issued a £11,000 fine to landlord Pellumb Mazreku of 75 Forest Road, Hainault, following the discovery of an unlicensed House in Multiple Occupation (HMO) that was found to be severely overcrowded and in breach of local housing regulations. The decision to uphold the fine came after Mazreku's appeal was dismissed by the First Tier Tribunal Property Chamber.

The case emerged after Redbridge Council received numerous complaints concerning new developments on Cranbrook Road. Neighbours had raised concerns that these buildings were being used to accommodate multiple tenants, including the developer's own employees, in a manner inconsistent with planning permissions and licensing requirements.

Upon inspection, council officials found the property in question occupied by 12 individuals, comprising eight adults and four children under five years old. The conditions were considered overcrowded, with the premises failing to meet essential safety standards. Notably, inspectors identified hazards such as the absence of fire detectors and fire doors, as well as an inadequate number of refuse bins to manage waste properly.

Commenting on the outcome, Councillor Kam Rai, Leader of Redbridge Council, expressed appreciation for the efforts of the council officers involved. Speaking to The Negotiator, he said: “I would like to thank our officers for their excellent work in this case, responding to the complaints, issuing the fine, defending the appeal, and ensuring this property developer pays up.”

Councillor Rai emphasised the council's firm approach to housing standards, stating, “We will not allow developers or substandard landlords to ride roughshod over local people, and the Council and I are pleased that this fine has been upheld.” He added that while the council strives to work cooperatively with landlords and developers to address concerns, enforcement action—including fines and tribunal proceedings—will be pursued when legal responsibilities are disregarded.

“The Council works with landlords and developers to resolve issues where possible. However, the Council will issue fines if landlords fail to comply with their legal responsibilities. If enforcement action reaches the courts or a tribunal, it enters the public domain,” Councillor Rai explained.

He further committed to ongoing vigilance, noting that tribunal decisions serve not only as enforcement tools but also as public records highlighting the council’s determination to uphold housing standards. “Most cases are resolved through cooperation, but where landlords ignore their legal and moral responsibilities, the Council will pursue formal enforcement. Tribunal outcomes serve as a public record of our enforcement work, and a reminder that rogue landlords cannot hide from our housing standards team,” he concluded.

This case underscores Redbridge Council’s active measures in regulating HMO properties to safeguard tenant welfare and maintain community standards in the borough.

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