# North London landlord fined over £5,000 for year-long neglect of HMO tenants



A landlord has been fined over £5,000 after an investigation revealed severe neglect at her property in north London. Rosa Giddy, who managed a House in Multiple Occupation (HMO) located on Mayfield Crescent, Edmonton, pleaded guilty to failing to comply with an abatement notice under the Environmental Protection Act 1990 at Highbury Corner Magistrates’ Court.

The court proceedings highlighted that Giddy had allowed her tenants to live in extremely poor conditions for an entire year, lacking both heating and hot water, particularly during the coldest months. This prolonged neglect raised significant concerns regarding tenant welfare and safety.

Investigators from Enfield Council found additional violations, including Giddy’s failure to provide necessary gas and electricity safety certificates upon request. These lapses not only put the residents at risk but also brought the overall safety of the property into question.

Councillor Susan Erbil, Cabinet Member for Licensing, Planning and Regulatory Services at Enfield Council, expressed serious concerns regarding Giddy’s lack of action. “Her actions and inactivity showed a lack of concern for the welfare of her tenants which could have had catastrophic consequences,” she stated. Erbil further emphasised the landlord's blatant disregard for her legal obligations, noting that despite receiving multiple warnings from the council, Giddy failed to rectify the issues.

As a result of the court ruling, Giddy’s property has ceased to operate as an HMO. Enfield Council has taken steps to prevent her from re-entering the rental market, declaring that she will not be deemed a "fit and proper person" to hold a licence should she seek to rent out the property again.

Erbil concluded by reinforcing the council's commitment to monitoring housing standards and enforcing regulations to ensure tenant safety across the borough, asserting the importance of landlords adhering to their legal obligations to rectify deficiencies in their properties.

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

## Bibliography

1. <https://www.enfield.gov.uk/news-and-events/2023/09/estate-and-letting-agent-prosecuted-for-licencing-failure> - Enfield Council prosecuted Gracechurch Property Services Limited for managing a property without the required license, resulting in a £7,500 fine and additional costs. This highlights the council's commitment to enforcing property licensing regulations to ensure tenant safety.
2. <https://www.enfield.gov.uk/news-and-events/2024/04/planning-enforcement-team-goes-from-strength-to-strength> - Enfield Council's Planning and Building Control team has significantly improved its service, reducing outstanding cases by 93% and issuing over 200 enforcement notices in 2023. This demonstrates the council's proactive approach to addressing planning and property management violations.
3. <https://www.enfield.gov.uk/news-and-events/2023/09/estate-and-letting-agent-prosecuted-for-licencing-failure> - The prosecution of Gracechurch Property Services Limited for failing to license a property underlines the importance of landlords obtaining the legally required licenses to let their properties, as emphasized by Enfield Council's Cabinet Member for Licensing, Planning and Regulatory Services, Cllr Susan Erbil.
4. <https://www.enfield.gov.uk/news-and-events/2024/04/planning-enforcement-team-goes-from-strength-to-strength> - Enfield Council's Planning and Building Control team has made significant improvements, issuing over 200 enforcement notices in 2023, compared to just eight in 2022, ranking second nationally for government performance in issuing contravention notices.
5. <https://www.enfield.gov.uk/news-and-events/2024/04/planning-enforcement-team-goes-from-strength-to-strength> - The council's commitment to swift and decisive action against planning breaches, as demonstrated by the significant increase in enforcement notices issued, ensures accountability among those responsible for property management violations.
6. <https://www.enfield.gov.uk/news-and-events/2024/04/planning-enforcement-team-goes-from-strength-to-strength> - Enfield Council's proactive approach to addressing planning and property management violations, including the prosecution of non-compliant landlords and letting agents, underscores its dedication to maintaining housing standards and tenant safety.
7. <https://news.google.com/rss/articles/CBMixAFBVV95cUxQZTNWeW0wMkNOX2dFblhFNHk2NEhUb3BiMUZNZTBSZUhOREtzRFBHdTV5RFNOaW5DdVhMWHM0bUdMTHpfOXZXR0NFMThCc3FzNW52RnNWV0ZpX3Q0NEtGV08teXBDOGNvOXR1eXJBQWd4M284X3ZNM2FSSzhhbEJtclRCUXBCbzU5WF9HczlJSU5DbGdGV2xzeW1OUm90dE5ZczhyWUVSenFUQ2N4VTBBbFFuQVZlNVRVVjVxbDh6UERManRu?oc=5&hl=en-US&gl=US&ceid=US:en> - Please view link - unable to able to access data