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Section 16, Housing and Planning Act 2016

## Banning Order

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### Recipient

Name:  
Ahmed Adam  
Habane

Address  
101 Caroline House  
Dove Street  
Kingsdown  
Bristol  
BS2 8LP

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### Application

The First-tier Tribunal have considered an application from Bristol City Council dated 18 October 2021 for a Banning Order.

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### Determination of the Application

The First-tier Tribunal is satisfied that Ahmed Adam Habane:

- Has been notified of the intention to apply for a Banning Order in accordance with section 15 of the Housing and Planning Act 2016
- Has been convicted of a Banning Order offence, namely failing to comply with Regulation 4, 5(1), 5(4), 8, and 9(2) of the Licensing and Management of Houses in Multiple Occupation (Additional Provisions)(England)Regulations 2007 contrary to Section 234 of the Housing Act 2004 within the six months preceding the date of the notice of intended proceedings, and
- Was a residential landlord or a property agent at the time the offence was committed.

The First-tier Tribunal has determined that a Banning Order should be made, taking into consideration the:

- Seriousness of the offences which are subject to the conviction
  - Any previous convictions for banning order offences
  - Any entry on the database of rogue landlords and property agents
  - The likely effect of the banning order on the recipient and anyone else who may be affected, and
  - Any representations made during the application process.
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**Effect of the Banning Order**

The Banning Order bans Ahmed Adam Habane from:

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- a) Letting houses in England;
- b) Being engaged in English letting agency work;
- c) Being engaged in English property management work; or
- d) Doing two or more of those things.

The Banning Order is subject to the following exceptions:

None

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**Body Corporate**

This Banning Order prevents Mr Ahmed Adam Habane from being involved in any body corporate that carries out any activity that is subject to this Banning Order.

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**Length of Banning Order**

This Banning Order will remain in force until 3<sup>rd</sup> January 2027.

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**Officer**

*Judge D Whitney*

Judge D Whitney

Title:  
Deputy Regional Tribunal Judge

Date:  
4<sup>th</sup> January 2022

Contact address:  
Havant Justice Centre, Elmleigh road, Havant PO9  
2AL

Email:  
rpsouthern@justice.gov.uk

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**Notes**

**Excerpts of the Housing and Planning Act 2016 are reproduced below; however, you are advised to make yourself familiar with all of the provisions of Part 2 of the Act and the implications of this Banning Order.**

**Section 20: Revocation or variation of banning orders**

- (1) A person against whom a banning order is made may apply to the First-tier Tribunal for an order under this section revoking or varying the order.
  - (2) If the banning order was made on the basis of one or more convictions all of which are overturned on appeal, the First-tier Tribunal must revoke the banning order.
  - (3) If the banning order was made on the basis of more than one conviction and some of them (but not all) have been overturned on appeal, the First-tier Tribunal may: (a) Vary the banning order, or (b) Revoke the banning order.
  - (4) If the banning order was made on the basis of one or more convictions that have become spent, the First-tier Tribunal may: (a) Vary the banning order, or (b) Revoke the banning order.
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