

propertymark

**Mr. Khalid Mahmood MNAEA
Sole Trader,
Khalid Mahmood t/a Your Choice
Estate Agents**

Disciplinary Tribunal Decision

October 2025

Disciplinary Tribunal Decision

Member:	Mr Khalid Mahmood MNAEA
Position:	Sole Trader
Company/Employer:	Khalid Mahmood t/a Your Choice Estate Agents
Address:	86 Toller Lane, Bradford, BD8 9DA
Complainant:	Propertymark
Reference:	Y0005645
Date:	23 October 2025

A. INTRODUCTION

A Disciplinary Tribunal of Propertymark Limited was convened on 23 October 2025 to consider the case against Mr Khalid Mahmood.

The Panel members were Mrs. Carol Brady MBE (lay panellist acting as the Chairperson for the Tribunal), Mr Richard Hair PPNAEA (Honoured)(Retd) (member panellist); and Noel Hunter OBE (lay panellist).

The presenting Case Officer for Propertymark was Mr Ali Haider.

Mr Mahmood attended the meeting online via Zoom.

The Hearing took place in private and was recorded.

B. ALLEGATIONS

The Tribunal considered the allegations set out in the case summary sent to Mr Mahmood.

It was alleged that Mr Mahmood had acted in contravention of the requirements of the following Propertymark Conduct and Membership Rules.

1.38 Duty to co-operate and provide information/records

It is a condition of membership that a member's firm co-operates with such a visit or inspection and, in this regard, will be required to produce or make available, at a time and place duly notified, such records and documents (howsoever maintained or stored) as necessary for inspection and review by a person appointed by Propertymark, in order that a report on compliance may be produced. CASPs must ensure that their terms of

business allow Propertymark access to their Client Account records for inspection visits or audit purposes.

13. General duty to uphold high standards of ethical and professional behaviour

13.1. No member shall do any act (whether in business or otherwise) which:

13.1.1. Involves dishonesty, deceitful behaviour, misrepresentation; and/or

13.1.2. Involves other unprofessional practice or practice that is unfair to members of the public; and/or

13.1.3. In any other way brings Propertymark or any of its divisions or subsidiaries into disrepute.

14. Duty to Assist in Disciplinary Proceedings

14.1 Members shall co-operate with disciplinary investigations and/or proceedings taken against them or other members.

14.2 Members shall comply with the timescales described in the disciplinary procedures and are expected to attend disciplinary hearings. If these procedures result in a fine that is not paid within the prescribed time, then membership will automatically be terminated and Propertymark will pursue payment and undertake civil action against the member if necessary.

14.3 Propertymark reserves the right to take disciplinary action regardless of any Ombudsman's actual or potential adjudication arising from the same matter.

14.4 Members must co-operate with compliance visits conducted by Propertymark staff or others acting on their behalf.

14.5 Members or their representatives are obliged to provide accounts or other records on demand (see Rule 1).

14.6 This rule applies to work undertaken during the period of membership, even if the member has subsequently left membership for any reason.

23. Continuing Professional Development (CPD) Rules

23.1. CPD is mandatory for all ARLA, ARLA Inventories, NAEA, NAEA Commercial and NAVA members except for Affiliate, Deferred, Retired grade members.

23.2. Members are required to undertake at least twelve hours' CPD activity per year. At least four of the twelve hours must be obtained by attendance at relevant educational events and up to eight hours by relevant private study (except for those studying for Propertymark Qualifications relevant to their specialism). All CPD should be relevant to the membership specialism and/or relevant to business needs.

23.3. The CPD year runs from 1 January to 31 December and the twelve hours should be submitted by 31 January of the following year, listing the learning outcomes.

23.4. CPD must be provided annually for membership to continue.

23.5. If members belong to more than one division, they are required to submit twelve hours' CPD for each division demonstrating a relevant learning outcome.

Mr Mahmood entered a plea admitting the alleged breaches of Rules 1.38, 13.1.2, 14 and 23.

After consideration of Mr Mahmood's plea in mitigation, the Tribunal announced the following:

C. DECISION

Rule 1.38	-	Admitted
Rule 13.1.2	-	Admitted
Rule 14	-	Admitted
Rule 23	-	Admitted

D. SANCTIONS

Rule 1.38	-	£150
Rule 13.1.2	-	£150
Rule 14	-	£100
Rule 23	-	£50

Additionally, the costs of this Hearing of £585 were imposed against Mr Mahmood in favour of Propertymark.

E. PUBLICATION

The outcome of the case fell within the Propertymark publication policy.

F. CLOSING STATEMENT

"We would like to you [Mr Mahmood] for your attendance today, which has greatly assisted the Panel in its deliberations and for that we are very grateful. We are obviously concerned about your capacity to manage your business due to personal circumstances, which includes compliance with Membership Rules of Propertymark.

We are pleased to hear that you are looking to appoint future staff to support you with the business operations. You have said how helpful the audit was in identifying learnings pertinent to the business and we are confident that further follow up to the audit will be invaluable to you”.

Mrs. Carol Brady MBE

Disciplinary Tribunal Chairperson