



Y0004102

Mr. Dan Saunders MARLA
Director of,
DCS Residential Ltd

Disciplinary Tribunal Decision
25th June 2025

Disciplinary Tribunal Decision

Member:	Mr Dan Saunders MARLA
Position:	Director
Company/Employer:	DCS Residential Ltd T/A DCS Residential
Address:	61 Wellington Road, London, E11 2AS
Complainant:	Propertymark
Reference:	Y0004102
Date:	25 th June 2025

A. INTRODUCTION

A Tribunal of Propertymark Limited was convened on 25TH June 2025 to consider the case against Mr Dan Saunders.

The panel members were Mr. Richard Hair PPNAEA (Honoured) (Retd) (member panellist acting as the Chairperson for the Tribunal); Mr. Clive Wood (lay panellist) and Mrs Jane Bennett (lay panellist).

The presenting Case Officer for Propertymark was Miss Farrah Gibson.

Mr Dan Saunders did not attend the Hearing. 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 Dan Saunder.

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

1.40. Liability for costs of such visits/inspections

If, following such a visit or inspection carried out under this Rule, the member's firm is found to have contravened or breached the relevant rules, Propertymark reserves the right to require the member's firm to pay an amount, which shall be no more than the total costs, towards the expenses and/or expenditure incurred by Propertymark in carrying out such a visit and/or investigation. (For the avoidance of doubt, this amount shall be separate from

any other fine or sanction imposed by the Propertymark or Disciplinary Tribunal for a contravention or breach of the rules.)

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.

B. DISCIPLINARY HEARING FINDINGS AND SANCTIONS

After consideration of the evidence presented, the Tribunal announced the following findings:

C. DECISION

Rule 1.40	-	Proven
Rule 23	-	Proven

D. SANCTIONS

Rule 1.40	-	£480
Rule 23	-	£100

Additionally, the chairman stated in his closing statement that the outstanding invoice for the cancellation of audit must be paid immediately (£100+VAT= £120) with the costs of the hearing, £418.50 also being imposed against Mr Saunders in favour of Propertymark.

E. PUBLICATION

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

F. CLOSING STATEMENT

‘This case should never have come before a tribunal. The tribunal is disappointed Mr Saunders chose to neglect his responsibilities as a member of Propertymark and declined to engage in what should have been a simple matter to resolve.

We also ask that the initial fine be paid immediately and would encourage Mr Saunders to complete his CPD at the earliest opportunity. Thank you.’

Mr. Richard Hair PPNAEA
Disciplinary Tribunal Chairperson