



Mr Jojo Blankson MARLA
Director of
Aston Pearl Limited

Disciplinary Tribunal Decision

June 2025

Disciplinary Tribunal Decision

Member: Mr Jojo Blankson MARLA

Position: Director

Company/Employer: Aston Pearl

Address: 79 Gloucester Road
Croydon
CR0 2DN

Complainant: Propertymark

Reference: Y0003954

Date: 25 June 2025

A. INTRODUCTION

A Disciplinary Tribunal of Propertymark Limited was convened on 25 June 2025 to consider the case against Mr Jojo Blankson.

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

The presenting Case Officer for Propertymark was Mr Victor Zillmer.

Mr Blankson attended the hearing via zoom and the hearing was recorded.

B. ALLEGATIONS

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

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

11 ANTI-MONEY LAUNDERING (AML)

All PPD members' firms, regardless of the member's division, are required to follow the relevant industry guidance if the firm undertakes regulated activities defined within the

Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and any successor legislation.

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, or 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.

17. PERSONAL DECLARATIONS, APPLICATIONS, AND FEES

17.1 Any person wishing to become a Member of Propertymark shall complete the application form, including declaration questions, and provide payment upon receipt of invoice. Membership is not finalised until these steps have been completed.

17.2 All Members are required to complete the renewal form, including declaration questions annually and provide payment upon receipt of invoice.

17.3 Members are obliged to provide Propertymark with any changes that occur in their status, including any new responsibilities as a PPD that are relevant to their membership within a reasonable time period.

17.4 All members are required to provide contact details (including relevant telephone numbers and email addresses), including primary work and other business and home address details and to advise the Membership Department of any changes to these details. This is to ensure members can be contacted at any time.

17.5 We retain the right to refuse membership or terminate members as a result of matters disclosed, or because of a failure to disclose.

17.6 Members are required to pay an annual subscription fee as set by the Propertymark Board. Any concessions to the fees must be agreed by the Propertymark Board.

23. CONTINUING PROFESSIONAL DEVELOPMENT (CPD) RULES

23.1 CPD is mandatory for all ARLA, 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 1st January to 31st December and the twelve hours should be submitted by 31st 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 Blankson entered a plea admitting all alleged breaches.

C. DECISION

Rule 11	–	Admitted
Rule 13	–	Admitted
Rule 17	–	Admitted
Rule 23	–	Admitted

Mr Blankson submitted a plea in mitigation of the admitted rule breaches.

D. SANCTIONS

Rule 11	–	Formal Warning
Rule 13	–	Formal Warning
Rule 17	–	Formal Warning
Rule 23	–	£100

In addition, the costs of the hearing of £570 were imposed against Mr Blankson in favour of Propertymark.

E. PUBLICATION

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

F. CLOSING STATEMENT

“Can we as a Tribunal, firstly say Mr Blankson, “thank you for coming” and I can assure you that your attendance today was both beneficial to your cause and very helpful to ours.

The Anti-Money Laundering fine is taken very seriously, and it is a serious offence. However, the Tribunal feel, that the fine that has been made is a sufficient fine in this respect.

Can we seriously thank you for the professional manner that you’ve have presented yourself and your case today, it has really helped us. We do not expect to see you again.”

Mr Richard Hair PPNAEA (Honoured)

Disciplinary Tribunal Chairperson