

propertymark

Mr. Emmanuel Fadayomi MARLA
Director,
Sparrows Properties Ltd t/a Sparrows
Properties

Disciplinary Tribunal Decision

October 2025

Disciplinary Tribunal Decision

Member:	Mr Emmanuel Fadayomi MARLA
Position:	Director
Company/Employer:	Sparrows Properties Ltd t/a Sparrows Properties
Address:	Riverbank House, 1 Putney Bridge Approach, Fulham Road SW6 3BQ
Complainant:	Propertymark
Reference:	Y0005377
Date:	23 October 2025

A. INTRODUCTION

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

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 Fadayomi 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 Fadayomi.

It was alleged that Mr Fadayomi 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, 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.

23. Continuing Professional Development (CPD)

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 Fadayomi entered a plea admitting the alleged breaches of Rules 11, 13 and 23.

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

C. DECISION

Rule 11	-	Admitted
Rule 13	-	Admitted
Rule 23	-	Admitted

D. SANCTIONS

Rule 11	-	£150
Rule 13	-	£150

Rule 23 - £150

The critical part of the sanction is the fact Mr Fadayomi needs to put in place all of the required policies and procedures as set out in the Membership Rules to the satisfaction of the compliance team and further, if at that time the Compliance Team are not satisfied that he has put the required policies and procedures in place, his membership will be suspended and then terminated if the Compliance Team remain unsatisfied at the time of his membership renewal.

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

E. PUBLICATION

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

F. CLOSING STATEMENT

“We want to thank you for your time today and for presentation to the Tribunal Panel which we have found very helpful. While we are sympathetic to the pressure placed on a sole trader in the running of a business, the Rules are there nonetheless to protect consumers and to ensure that our members comply with legislation.

We are concerned that you have failed to act on previous advice that has been given, and taking that into account, the conclusions of the Tribunal Panel are as follows:

For the admitted breaches of Rules 11, 13 and 23, £150 fine per breach. In addition, you have until the 01st of December 2025 to satisfy the Compliance Team that all of required policies and procedures as set out in the Membership Rules are in place.

If at that time the Compliance Team are not satisfied that you have put the required policies and procedures in place, your membership will be suspended. If the Compliance Team remain unsatisfied at the time of your membership renewal, which we believe to be due in September 2026, your membership will then be terminated”.

Mrs. Carol Brady MBE

Disciplinary Tribunal Chairperson