



**Mr Maurice Jack Schlagman MNAEA
Director,**

**Philip Hodges Estate Agents Limited
t/a Philip Hodges Estate Agents**

Disciplinary Tribunal Decision

March 2023

Disciplinary Tribunal Decision

Member:	Mr Maurice Jack Schlagman MNAEA
Position:	Director
Company/Employer:	Philip Hodges Estate Agents Limited t/a Philip Hodges Estate Agents
Address:	Ritzbury House, Green Street, Sunbury-On-Thames, TW16 6QA
Complainant:	Propertymark
Reference:	X0060457
Date:	23 March 2023

A. INTRODUCTION

A Disciplinary Tribunal of Propertymark Limited was convened on 23 March 2023 to consider the case against Mr Maurice Jack Schlagman.

The panel members were Mr Jim Atkins PPNAEA (Honoured) (member panellist acting as the Chairperson for the Tribunal), Ms Jacqueline Stone FNAEA (member panellist) and Mr Noel Hunter OBE (lay panellist).

The presenting Case Officer for Propertymark was Miss Farrah Gibson.

Mr Schlagman was not in attendance at 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 our members.

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

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.

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 the 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.

21. Continuing Professional Development (CPD)

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

21.2. 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.

21.3. 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.

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

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

In the absence of Mr Schlagman, the compliance manager entered a plea denying the alleged breaches of Rules 13, 14 and 21.

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

C. DECISION

Rule 13.1.3	-	Proven
Rule 14	-	Proven
Rule 21	-	Proven

D. SANCTIONS

Rule 13.1.3	-	£500
Rule 14	-	£400
Rule 21	-	£200

In addition, the costs of this hearing of £457 were imposed against Mr Schlagman in favour of Propertymark.

E. PUBLICATION

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

F. CLOSING STATEMENT

The Tribunal made the following statement:

“We are disappointed that Mr Schlagman did not attend today’s hearing and has not, at times, responded or cooperated with our disciplinary procedure.”