



In the matter of
Case No. X0054754 Mr A Rapley v Mr Anthony Riley MNAEA, Essex Countryside

Disciplinary Tribunal Hearing held on
Thursday 28 April 2016

Case of
Mr Anthony Riley MNAEA, a Director
of Essex Countryside Limited, t/a Essex Countryside, 2 Church Street, Rayleigh,
Essex, SS6 7EE

A member of NAEA
at
NFoPP, Arbon House, 6 Tournament Court, Edgehill Drive, Warwick, CV34 6LG

Alleged breaches as set out by the Disciplinary Case Manager

The initial case was brought citing a breach of:-

Rule 2(2)

No member shall do any act (whether in the business of estate agency or otherwise) which:
(b) involves unprofessional practice or practices that is unfair to members of the public;

Rule 6 (incorporating Clauses of the Code of Practice)
Duty to abide by the aims and rules of the Association

Every member shall, in his business dealings, conform to the statement of Aims of the Association, together with these Rules and any other Rules and Regulations made from time to time by the Association.

After consideration of the facts and submissions the Tribunal found as follows:

| Alleged Breach | Findings | Sanction |
|-----------------------|-----------------|-----------------|
| Rule 2(2) (b) | Proven | £500 |
| Rule 6 | Proven | |

Costs of £199 were imposed on Mr Riley in favour of the NFoPP.

Publication

The finding and sanction in the case fell within the NFoPP's publication policy.

The Tribunal issued the following statement:

"The Respondents have clearly failed to act professionally or transparently in handling this matter. They should clearly have informed the complainants of the higher offer. This may also have advantaged the seller too, as they may have been able to achieve a much higher offer by further negotiation."