



**First-tier Tribunal
(Property Chamber)
Residential Property**

Tribunal Reference: MAN/00CB/HBA/2022/0001

Applicant: Wirral Council

Respondent: Francis Edward Morrow

BANNING ORDER

(Section 16 of the Housing and Planning Act 2016)

By this Order, **FRANCIS EDWARD MORROW** of 1 Berkeley Drive, New Brighton, Wirral, Merseyside CH45 1HN **IS BANNED** from:

1. letting housing in England;
2. engaging in English letting agency work; and
3. engaging in English property management work.

Mr Morrow **IS ALSO BANNED** from being involved in any body corporate that carries out any of the above activities. He may not act as an officer of such a body corporate or directly or indirectly take part in, or be concerned in, its management.

Subject to the following exception, these bans take effect immediately. They will last for a period of **THREE YEARS** from the date of this Order.

In recognition of the need for appropriate transitional arrangements to be made, the ban on letting housing in England is subject to an exception: Mr Morrow may continue to let the housing listed in the Annex hereto for a period of up to three months from the date of this Order. However, he must not grant any new tenancies during this period.

Signed: J W HOLBROOK
Judge of the First-tier Tribunal
Date: 10 January 2023

NOTES:

1. **A person who breaches a banning order commits an offence and is liable on summary conviction to imprisonment for a period not exceeding 51 weeks or to a fine or to both. Alternatively, a local housing authority may impose a financial penalty of up to £30,000 on a person whose conduct amounts to that offence.**
2. A person who is subject to a banning order that includes a ban on letting may not make an unauthorised transfer of an estate in land to a prohibited person. Any such transfer is void (see section 27 of the Housing and Planning Act 2016).
3. A breach of a banning order does not affect the validity or enforceability of any provision of a tenancy or other contract.
4. A person against whom a banning order is made may apply to the Tribunal for an order under section 20 of the 2016 Act revoking or varying the order.
5. The expressions “English letting agency work” and “English property management work” have the meanings given to them by sections 54 and 55 of the 2016 Act respectively.
6. The reasons for making this banning order are set out in a Decision issued separately by the Tribunal.

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ANNEX

(List of housing to which 3-month exception to the ban on letting applies)

1. 60 Birkenhead Road, Seacombe, Wirral, Merseyside CH44 7BY
2. 64 Birkenhead Road, Seacombe, Wirral, Merseyside CH44 7BY