

propertymark

**Mr Liam Liskus (NAVA Student)
Employee of
Complete Asset Management**

Disciplinary Tribunal Decision

November 2024

Disciplinary Tribunal Decision

Member: Mr Liam Liskus (NAVA Student)
Position: Employee
Company/Employer: Complete Asset Management
Address: 18 Westgate Street
Sudbury
CO10 9DS
Complainant: Propertymark
Reference: Y0003748
Date: 21 November 2024

A. INTRODUCTION

A Disciplinary Tribunal of Propertymark Limited was convened on 21 November 2024 to consider the case against Mr Liam Liskus.

The panel members were Mr Neville Pedersen MARLA (Honoured) FNAEA (Honoured) (member panellist acting as the Chairperson for the Tribunal), Mr Jim Atkins PPNAEA (Honoured) (member panellist) Mr Noel Hunter OBE (lay panellist).

The presenting Case Officer for Propertymark was Mr Victor Zillmer.

Mr Liam Liskus has not attended the hearing; this still took place and was recorded.

B. ALLEGATIONS

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

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

8. USE OF PROPERTYMARK LOGOS

In accordance with the rules, you should use and display such material promoting your membership of the relevant divisions of the organisation as provided by Propertymark. You should prominently display the appropriate logo on all applicable documentation such as marketing literature, property advertisements, websites and on letterheads. You must not use logos that you are not entitled to use.

8.1 ARLA Propertymark Protected logo

The ARLA Propertymark Protected logo can be used throughout a company and in all branches i.e., on the Company's website and all company documentation, where the PPD in membership meets all the company obligations for ARLA membership. Employees and all Associate, Affiliate, Student, Deferred and Retired grade members are not permitted to use the ARLA Propertymark Protected logo.

8.2 NAEA Propertymark Protected logo

The NAEA Propertymark Protected logo can be used throughout a company and in all branches i.e., on the Company's website and all company documentation, where the PPD in membership meets all the company obligations for NAEA membership. Employees and all Affiliate, Student, Deferred and Retired grade members are not permitted to use the NAEA Propertymark Protected logo.

It is a condition of the use of the Propertymark logos that they shall not be used without indicating that they are a Collective Trademark. This can be done by adding a note on your website which states: "The Propertymark logo is a Collective Trademark owned by Propertymark Ltd."

8.3 NAEA Commercial logo

The NAEA Commercial logo may be used throughout a company and in all branches i.e., on the Company's website and all company documentation, where the PPD in membership meets all the company obligations for NAEA Commercial membership. Employees and all Affiliate, Student, Deferred and Retired grade members are not entitled to advertise their membership using the NAEA Commercial logo.

8.4 NAVA Propertymark Protected logo

The NAVA Propertymark Protected logo can be used throughout a company and in all branches i.e., on the Company's website and all company documentation, where the PPD in membership meets all the company obligations for NAVA membership. Employees and all Affiliate, Student, Deferred and Retired grade members are not permitted to use the NAVA Propertymark Protected logo.

8.5 Propertymark logo

The Propertymark logo in isolation must not be used by any member. This is the corporate logo used by Propertymark only.

Note: Displaying the logo of a trade body when you are not authorised to do so, or falsely claiming to be a member of a professional body, is a criminal offence. The business itself, a

person in charge, or an employee or an associate, may be the subject of the conviction, fine, or civil court order.

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 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.

23. Continuing professional development (CPD) rules

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 David Oliver (Compliance Manager) has entered a plea denying all alleged breaches on behalf of Mr Liskus.

After consideration of the evidence presented and submissions by the parties, the Tribunal announced the following findings:

C. DECISION

Rule 8.4	-	Proven
Rule 13	-	Proven
Rule 14	-	Proven
Rule 23	-	Proven

D. SANCTIONS

Rule 8.4	-	£750
Rule 13	-	£750
Rule 14	-	£1000
Rule 23	-	£250

In addition, the cost of this hearing of £640 were imposed against Mr Liskus in favour of Propertymark.

E. PUBLICATION

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

F. CLOSING STATEMENT

It is very disappointing when a student member fails to honour the rules and obligation of membership of an association that seeks to promote good practice. The response to the disciplinary procedures has been minimal. Misuse of a logo promoting membership of NAVA is a criminal offence, liable to be reported to Trading Standards.

The rule breaches are of such a serious nature, that it is the decision of this tribunal that your membership of this Association be terminated.