MAYOR OF LONDON

Benali Hamdache AM
C/o Joseph.Goodman@london.gov.uk

Our ref: MGLA190826-6273

Date: 20 October 2026

Dear Benali,

Thank you for your correspondence regarding the Somerford Grove residents and the concerns you have raised regarding John Christodoulou and his associated companies.

I recognise the seriousness of the matters raised, including the First-tier Tribunal decisions concerning rent repayment orders and regarding the recovery of those awards.

I have, as you know, an important strategic role in relation to housing and the private rented sector in London. However, responsibility for investigating individual landlords, enforcing housing legislation and taking action in relation to individual properties rests primarily with the relevant local authority. I do not have general enforcement powers over private landlords or the power to direct a London borough to take a particular enforcement action.

My City Hall team has contacted Hackney Council, and Hackney has confirmed that relevant enforcement information has been recorded on the Mayor's Rogue Landlord and Agent Checker (RLAC).

The RLAC is administered by the Greater London Authority (GLA) and records landlords and letting agents who have been prosecuted or fined for relevant offences in the private rented sector. London boroughs are responsible for submitting relevant enforcement information to the Checker.

It is important to note that the RLAC records enforcement action against the legal person against whom that action was taken. This may be an individual or a company. Where enforcement action has been taken against a company, the record will therefore be held against that company rather than automatically against an individual associated with it.

The RLAC has both public and private tiers. Information on the public tier is retained for a specified period, which varies according to the type of enforcement action but is usually one year. Records are held on the private tier for 10 years. For data protection and confidentiality reasons, I am unable to disclose information held on the private tier.

Further information about the RLAC, including its policies and procedures, is available on the City Hall website.

Regarding your request for Hackney Council to apply for a banning order, this is a decision for the Council. It will need to consider whether the legal requirements for a banning order are met and whether an application is appropriate. I cannot require Hackney Council to make a banning order application.

Similarly, Hackney Council is responsible for checking whether the licensing and fire safety requirements at Simpson House, Olympic House and St John's Court are being met. I do not have the powers to investigate or determine compliance at individual properties.

I recognise your concerns about landlords using different companies to avoid enforcement. Addressing this issue would require changes to the law, which is outside the powers of individual London boroughs. I continue to support measures that strengthen the ability of local authorities to identify and take effective action against rogue landlords and agents. The RLAC is one of the mechanisms through which the GLA supports this work by enabling relevant enforcement information to be shared across London. My recently launched Renters' Rights Enforcement Fund will facilitate training for borough officers to further support their enforcement work.

I have been a strong advocate for improving protections for private renters and strengthening enforcement in the private rented sector. The Renters' Rights Act introduces significant reforms, including the new Private Rented Sector Database, which will provide information to landlords and tenants and support local authorities in carrying out their enforcement functions.

I will continue to work with London boroughs and the Government to support effective enforcement and stronger protections for private renters across London.

Yours sincerely,



Rt Hon Lord Sadiq Khan
Mayor of London

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