

NOTTINGHAM UNIPOL CODE TRIBUNAL DECISION
LTSTUDENTHOMES LTD
REFERRAL TO THE TRIBUNAL FROM THE NOTTINGHAM CODE AUDIT PANEL

8th December 2025

Ltstudenthomes Ltd (Waheed Sarwar) was suspended from the Nottingham Code by the Code Audit Panel on 28th October 2025. Mr Sarwar has failed to respond to Unipol to confirm that works required under the Nottingham Code 2023-2026 have been completed, following inspections on 9th October 2024.

The Code Administrator has provided me with a very full and clear account of the circumstances, which should be read in conjunction with this decision. I only briefly summarise.

Waheed Sarwar (Ltstudenthomes) has been a member of the Nottingham Code since 2008 (as per his Unipol website account). Mr Sarwar had 5 properties accredited under the Nottingham Code 2023-2026 at the time of suspension.

Two routine verification inspections were carried out by Code Verifier Richard Shipley on 9th October 2024 at 3 & 9 Balfour Road. Several action points were identified and emailed to Mr Sarwar on 18th October 2024.

On January 10th 2025, the Unipol Codes Administrator emailed Mr Sarwar requesting an update, and an email was returned the same day by Mr Sarwar with various documents, which responded to some of the action points, but not all.

At the Nottingham Code Audit Panel meeting on 16th January 2025, the outstanding inspection action points were reviewed, and it was noted that Unipol were to request that the remaining works are completed by the end of February 2025.

On 27th January 2025 the Code Administrator wrote to Mr Sarwar, accepting the fire doors were compliant for Code purposes and conveying that there would be a requirement for additional smoke detection because of the number of bedrooms at 9 Balfour Road.

Several further attempts over the course of this year have been made on behalf of the Audit Panel to ascertain from Mr Sarwar whether the outstanding actions have been completed, including fire separation and smoke detection works. As of today, no response has been received.

Having read all the documentation provided to me, I am satisfied that the correct procedure has been followed throughout by the Code Administrator and the Audit Panel,

It follows that the Tribunal has no alternative but formally to confirm the removal of Ltstudenthomes Ltd from the Nottingham Code 2023-2026 for the remainder of the current cycle.

Any future reapplication after that, should be on condition that all Ltstudenthomes Ltd properties are inspected and that the works previously notified on 3 and 9 Balfour Road have been completed.

Given the serious nature of the works that are required, relating to fire safety, the relevant local authority and local student unions should be informed.

**IAN FLETCHER, CHAIR
THE NOTTINGHAM UNIPOL CODE TRIBUNAL**

8th December 2025