

**APPEAL IN RELATION TO LAWFUL DEVELOPMENT CERTIFICATE FOR
SUBDIVISION OF 126A GREEN LANE, NORTHWOOD HA6 1AN INTO 7 SELF-
CONTAINED FLATS – STATEMENT OF TRUTH, MR DEEPAK KHULLAR**

1. I am the joint owner of 126A Green Lane, Northwood, HA6 1AN together with my wife Mrs P Khullar and Director of KRSNA Property Investment Ltd.
2. I have purchased the above property in April 2013 as one residential house. Following Hillingdon council planning approval of conversion of house into 2 flats in 2014 (an application which I instructed) we completed the works in April 2015 (see building control sign off as appended to the evidence of Mr Coward).
3. The property was used as 2 flats at ground and first floor level from the completion of works in April 2015 until end of 2017. Before the subdivision of units, it was used as 2 flats. Later in 2018 it was our decision to rent it as subdivided units.
4. The subdivision works to 7 self-contained units was started in late 2017 and early 2018.
5. I can confirm that the property was used as 7 self-contained flats in 2018 and that all 7 flats have been occupied continuously since that date: the submitted tenancy schedule confirms occupation from 2018 as follows:

Flat 1 studio 1: Mr. Ernest Samuel Ayeh- Datey from 01.09.2018;

Flat 1 studio 2: Mr.Simona Bukowska from 27.12.2018;

Flat 1 studio 3: Mr David Ogwang from 30.06.2018

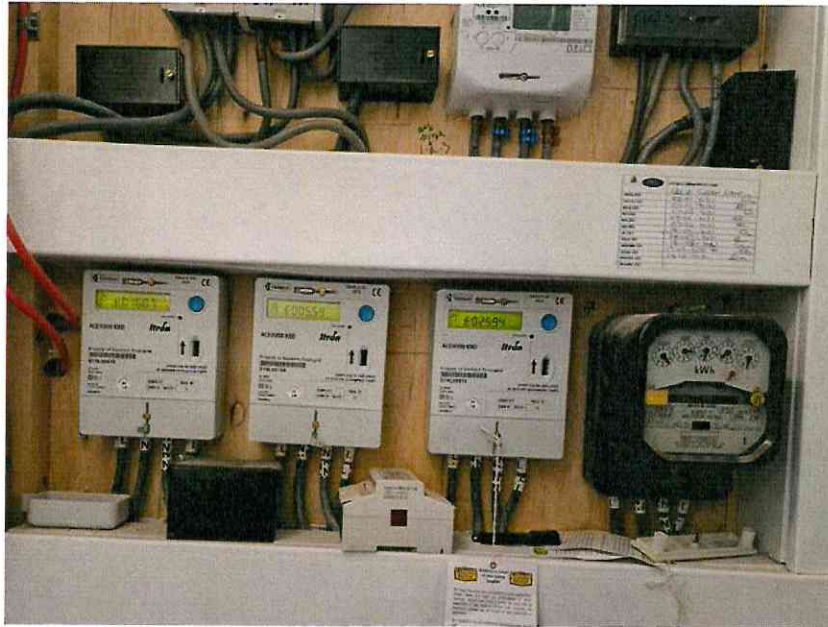
Flat 2 studio 1: Mr.Alexandre Raphael Tartiere 15.06.2018

Flat 2 studio 2 Mr.Andris Cerins 11.07.2018;

Flat 2 studio 3 Ms.Marcia Sofia Gomes Marques from 01.08.2018

Flat 2 studio 4 Mr.James Ryan from 23.03.2018

6. I note that the dwellings were occupied at different times. We were waiting for suitable and prospective tenants to occupy the units and some decoration works were conducted during this time to ensure all units were finished to a high standard, hence the units have been let at various intervals in 2018, some of them were let in March, June, July, August, September and December 2018.
7. There are 7 separate electrical meters serving the 7 flats (see photograph below); as follows.
 - Flat 1 - studios 1, 2 and 3 are connected to submeter and billed based on the usage.
 - Flat 2 – studios 1, 2, 3, and 4 are key meters and tenants tops up based on their usage.



8. I know 126A Green Lane very well and whilst I oversee the running of the property and in this regard am the main point of contact in respect of this property I do allocate the day to day running of the property to my employee, Ms Kumar. It is for this reason that the payments schedules and the detailed account of occupation are best presented in her evidence.
9. We have strong processes for each tenancy with check in and check out procedures and Ms Kumar would perform these tasks. This would involve amongst many items to assign inventories (showing the layout and condition and contents of each flat).
10. This is concrete evidence confirming that these are 7 studios. Ms Kumar would also meet the tenants moving and would see them face to face. In addition, Ms Kumar would review all the Tenant referencing information including and not limited to Passports, payslips and proof of previous address. The system was run very carefully and each tenant is vetted prior to occupation.
11. To this end my office supplied all the information to Ian Coward of Collins and Coward in the summer of 2023 which he used to submit the application for immunity.

12. In addition to Ms Kumar (as noted) who handles property management since 2014 until now; Mr Robert Balkin handles property maintenance and repairs since 2013 until now.
13. A pivotal aspect of my responsibility involves overseeing the management of the business.
14. We have directly let some units directly with tenants from our other properties expressing interest in moving in.
15. We also have had a long relationship with Living Space Estate Agents for finding tenants and renting our properties, we have paid their commissions for tenant finding service and invoices enclosed.
16. We have other estate agents rent out some units, and have paid their commissions on tenant finding services for the dwellings. .
17. I also made the decision to subscribe to the Botom line rental collection service and its order is made out to me and dated 3/12/2018. We have a contract with First Capital Cashflow Limited (also called as Bottomline Payments) at £30 per month fees to collect rentals from tenants on direct debits for all my portfolio properties since December 2018 till date. They only collect monies via Direct Debit and forward on to the nominated bank account.
18. Bottom line provide a simple service and due to high volume of clients, the benefits of the interest on the monies received and low cost outlay have a strong business.
19. I hereby declare that the information provided in this statement is true and accurate to the best of my knowledge and belief.

SIGNED AS A STATEMENT OF TRUTH



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