

# Statutory Declaration

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I, Anita Sharma being the full name of the person making this declaration of 34 Mornington Road, Greenford, UB6 9HH do solemnly and sincerely declare that I own and currently manage the property at 25 Ferrers Avenue, West Drayton, UB7 7AA. I rent out to tenants in and around the London Borough of Hillingdon. I acquired the application property, in Oct 2017 as a single-family dwelling.

During some initial renovation work to modernise the property I was approached by a couple who were interested in renting as their parents lived opposite, they could only afford a room, so I decided to rent to them and soon the other rooms were occupied by their friends. The couple left early (replaced by Laisha) but their friends remained, and the three rooms were let on an annual Assured Shorthold Tenancy basis.

That situation continued until 2018 when it became apparent to me that the 2<sup>nd</sup> lounge was largely unused by the sharers and by using the existing layout with some minor alterations and the construction of a modest extension/conservatory to the rear with some internal studwork, I could maintain the convenience and privacy of my existing tenants and improve the utilisation of the space. This layout separated the bungalow into two provisions, each served by its own kitchen toilet and showroom. The scheme also had the added benefit of being able to provide each of the units with its own front door. Work on constructing the extension/conservatory, which measures about 4 metres by 3 metres with a height of about 2.5 metres, was carried out in the spring of 2018 and the interior alterations duly completed so that the unit to the rear, which I now call "The Annex", was ready for occupation in August 2018. It was my understanding at the time that planning permission was not required for the extension or conversion of the property that I had sanctioned. I now know that I was mistaken in my assumption.

I can confirm that the Front and the Annex have been let on either a six month or one-year renewable shorthold tenancy basis continuously since the date of these first

tenancies, barring occasional void periods for maintenance and tenancy turn-overs, and the period between April and November 2019 when I experimented with short term lets. There were also a few occasions where I allowed an existing tenant to "holdover" rather than formally renew their tenancy as this was more efficient for me and more cost-effective for the tenant.

As I take an active role in the management of my property, I like to vet all the tenants referred to me personally so it can sometimes take a while to find acceptable candidates: I do not let my properties to smokers, for instance.

It should be noted that the period under investigation coincides with the Government's various Covid lockdowns and other restrictions which further complicated tenant turnovers.

I made an exception to my normal rule in November 2020 when I gave the management of 25 Ferrers Ave over to Real Time Estates who I call RTE. They are a local estate management company who took on the management of the property for me as I had recently given birth to twins and was no longer able to be engaged with the property or my tenants as routinely as before.

Unfortunately, after a promising start, the arrangement deteriorated gradually with RTE's poor banking and accounting practices meaning that it was impossible for me to stay on top of the rents being received or identify when tenants were having problems. He also rented out the property to head tenants who were free to sublet to others so that I would not be informed of who was in the property at any given time without approaching the tenants direct. In May 2023, the situation became untenable, so I sacked RTE and resumed management of the property. The tenants that I inherited from RTE have since been placed on proper shorthold tenancies with no intermediaries. I am in dispute with RTE over rents paid by tenants that were never passed on to me.

I have prepared the tables below to show the lettings over the last five years:

Please note: T<sup>n</sup>=Tenancy number (separated by front and back), RTE=Right Time Estates

a) Snapshot view - October of each year--see list item (b) and (c) below for progressively more detail:

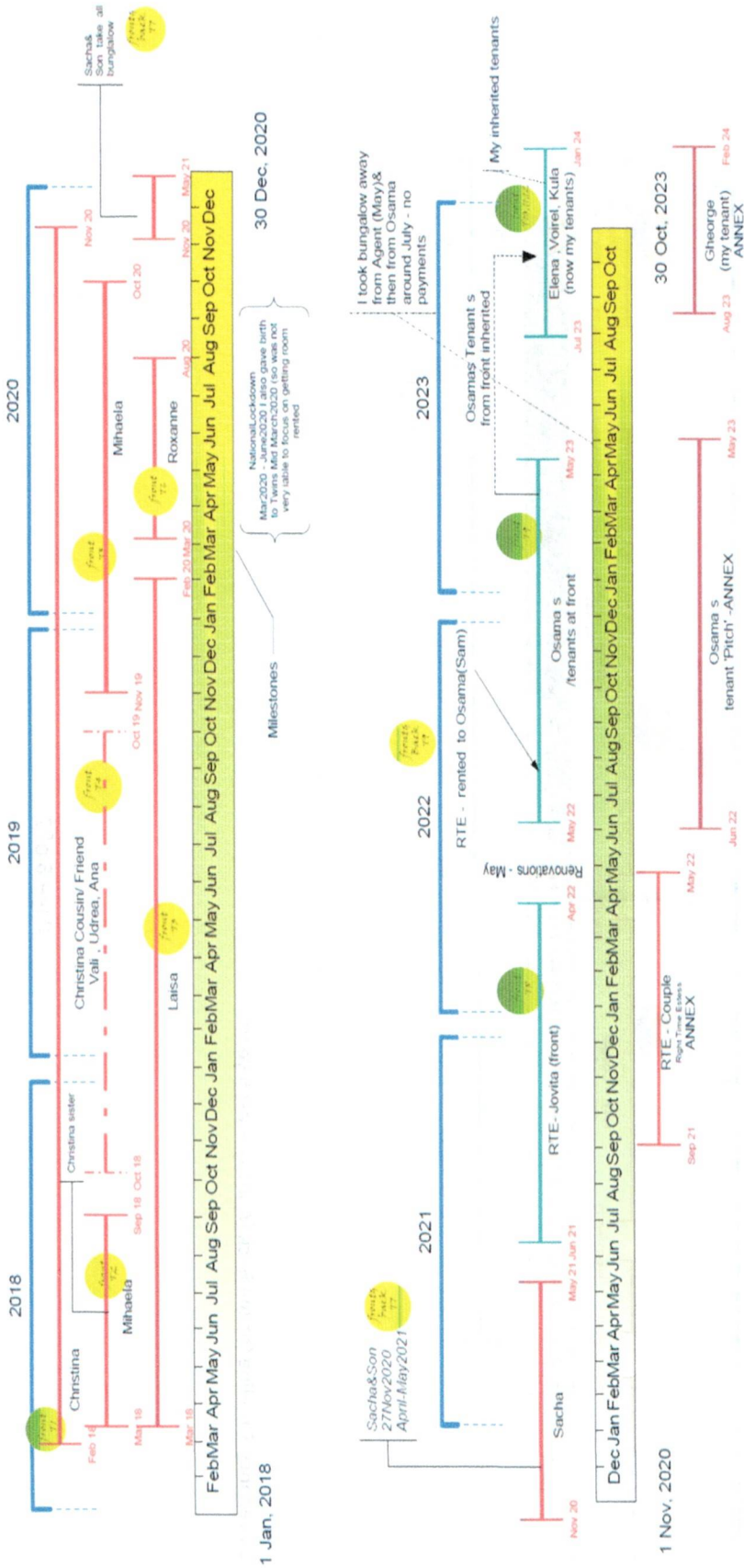
	Room	Oct 2018	Oct 2019	Oct 2020	Oct 2021	Oct 2022	Oct 2023
<b>Front</b>							
	Room 1	Christina	Christina	Christina	Jovita	Elena	Elena
	Room 2	Mihaela	Cousin/ Friends	Mihaela	Jovita	Roxanne	Voirel
	Room 3	Laisa	Laisa	EMPTY	Jovita	Kula	Elena
<b>Annex</b>							
		Lucien	Temporary Short Stays	Mariana	Couple	'Pitch'	Gheorge



b) Summary view - All Tenants last 5 years:

	Room	2018	2019	2020	2021	2022	2023
<b>Front</b>							
	Room 1	T <sup>1</sup> Christina	T <sup>1</sup> Christina	T <sup>1</sup> Christina	T <sup>7</sup> RTE_Sacha T <sup>8</sup> RTE_Jovita	T <sup>8</sup> RTE_Jovita T <sup>10</sup> RTE_Osama'sTenant Elena	T <sup>10</sup> _MyTenant Elena <sup>inherited</sup>
	Room 2	T <sup>2</sup> Mihaela	T <sup>4</sup> Cousin/ Friends	T <sup>5</sup> Mihaela	T <sup>7</sup> RTE_Sacha T <sup>8</sup> RTE_Jovita	T <sup>8</sup> RTE_Jovita T <sup>9</sup> RTE_Osama'sTenant Roxanne	T <sup>11</sup> _MyTenant Voirel <sup>new</sup>
	Room 3	T <sup>3</sup> Laisa	T <sup>3</sup> Laisa	T <sup>3</sup> Laisa/ T <sup>6</sup> Rox	T <sup>7</sup> RTE_Sacha T <sup>8</sup> RTE_Jovita	T <sup>8</sup> RTE_Jovita T <sup>9</sup> RTE_Osama'sTenant Kula	T <sup>12</sup> _MyTenant Elena <sup>inherited</sup>
<b>Annex</b>							
		T <sup>1</sup> Lucien T <sup>2</sup> Nicoletta	T <sup>3</sup> Temporary Short Stays	T <sup>4</sup> Pierre T <sup>5</sup> RTE (Couple1) T <sup>6</sup> Mariana	T <sup>7</sup> Sacha Son T <sup>8</sup> RTE- Couple2	T <sup>8</sup> RTE-Couple2 T <sup>9</sup> RTE_Osama's Tenant 'Pitch'	T <sup>13</sup> _MyTenant Gheorge <sup>new</sup>

Front 25 Ferrers- 3 Rooms - Tenancy Timeline



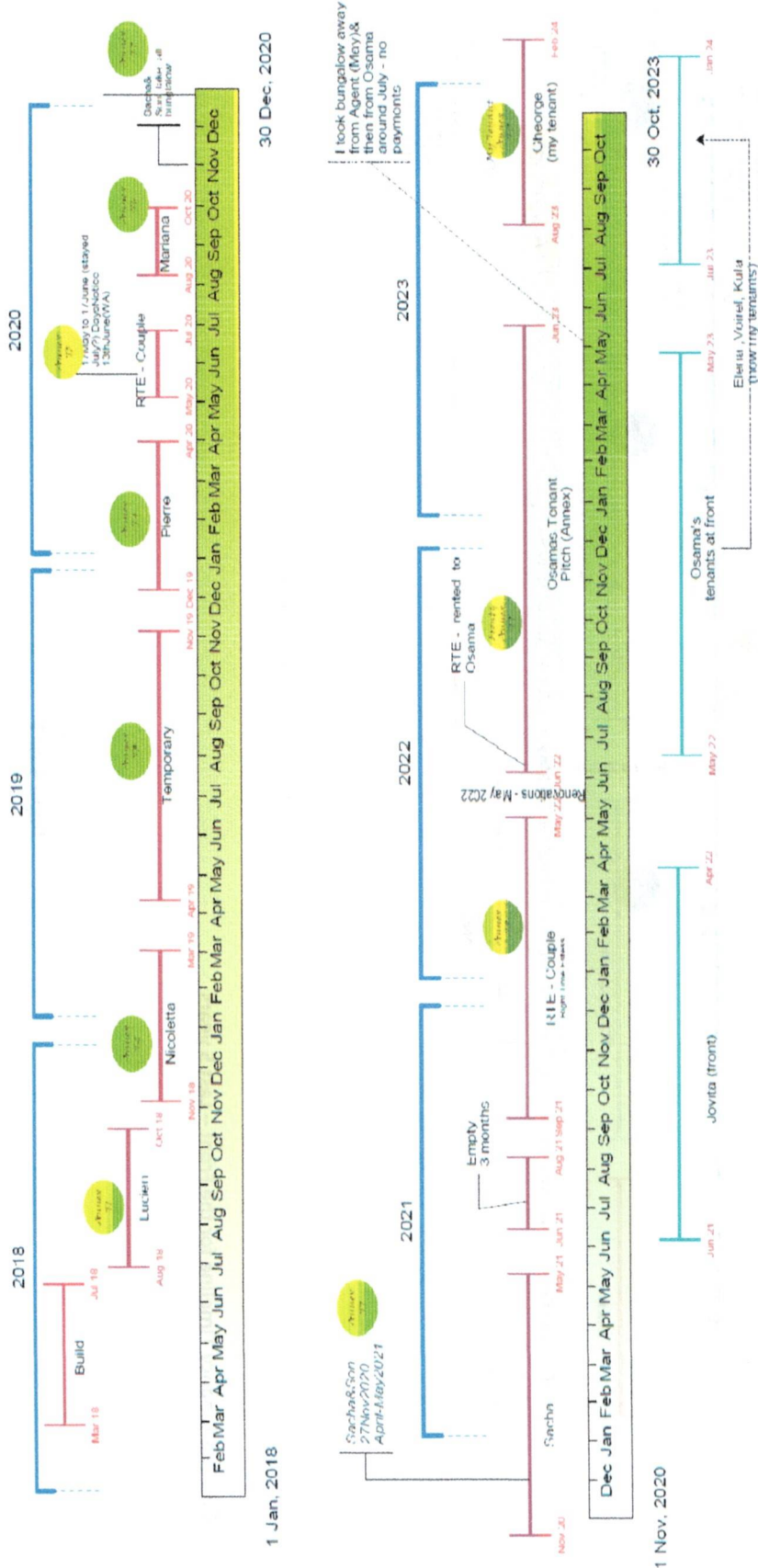
Front p1

25F\_Front&Back\_Tenancy\_Timeline

22/10/2023

c) Detailed Tenancy Timeline for the Front – Last 5 years

Annex 25 Ferrers - Tenancy Timeline



25F\_Front&Back\_Tenancy\_Timeline

Annex 25

d) Detailed Tenancy Timeline for the Back (Annex) – last 5 years

I would confirm also that all parts of the building have not been used for any other purposes since they were made ready for occupation in August 2018.

I understand that the Town and Country Planning Act 1990 provides for a residential use which has continued for four years or more to be made lawful by way of a Lawful Development Certificate. I therefore ask for the Local Planning Authority to grant a Lawful Development Certificate for the use of my property, as 2 self-contained flats as shown in the layout drawings that accompany the application made by my agents, Stewart Management & Planning Solutions Limited on my behalf.

And I make this solemn declaration conscientiously believing the same to be true and by virtue of the Statutory Declaration Act 1835.

Signed AD Lawrence MTG Solicitors Full name: ANITA SHARMA  
Solicitors & Commissioners for Oaths  
80 The Broadway  
Greenford  
Middlesex  
UB6 9QA  
Declared at:  
Tel: 020.8754.5577  
Fax: 020 8561 2800

This 30 day of NOVEMBER 2023.

Signed before me [Signature] Full name: MUNCEB GILL  
Being the full name of the Solicitor/Commissioner for oaths/Magistrate.