

Date: 29 May 2025

Planning Department
London Borough of Hillingdon
Civic Centre, High Street
Uxbridge, UB81UW

Dear Sir/Madam,

Re: Confirmation of Historical Usage as House of Multiple Occupation at 549 Uxbridge Road, Hayes, UB4 8HP

I am writing in my capacity as the Sales Manager at Galaxy Real Estate to confirm our involvement as the selling agent for the property located at 549 Uxbridge Road, Hayes, UB4 8HP. We represented the seller during the sale transaction and had an extensive understanding of the property's history and use prior to its recent sale.

We hereby confirm that the property was presented and marketed explicitly as a nine-bedroom and seven-bathroom dwelling. Accompanying sales particulars, including the floor plan clearly delineating the layout, have been attached to this correspondence for your reference.

It is pertinent to highlight that the property comprised two self-contained flats located on the ground floor, each equipped with individual kitchen facilities, designated as Kitchen 1 and Kitchen 2 respectively, reinforcing its practical configuration as independent units.

Crucially, we confirm that during our involvement with the property, these self-contained units were tenanted independently, thus demonstrating the property's operational use as a "house of multiple occupation." While we appreciate the technical nuances distinguishing formal HMOs requiring specific regulatory approvals, the factual existence and long-standing use of the property as multi-tenanted accommodation is unequivocally established.

In our professional capacity and from our documented interactions with previous landlords and tenants, we confidently verify that the property has historically functioned in a manner consistent with multi-occupancy living arrangements. This use was fully evident at the time of sale, explicitly communicated to prospective purchasers, and remains substantiated by the property's layout and tenanted status prior to and during the sales process.

We trust this letter, along with the attached supporting documentation, unequivocally establishes the historical usage of 549 Uxbridge Road, Hayes, as multi-occupied accommodation. Should you require further details or additional clarification, please do not hesitate to contact me directly.

I am aware that the property is currently undergoing refurbishment to ensure full compliance with Hillingdon Council's HMO and local and national regulatory standards. The new owner has already submitted a planning application for Sui Generis.



Thank you for your attention to this matter.

Kind regards,



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Sales Manager

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