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Schedule of Evidence: Existing C4 HMO Use

Property Address: 37 Edgar Road, West Drayton, Middlesex, UB7 8HN

Application Class: Class C4 (House in Multiple Occupation, 3–6 residents)

Key Statutory Cut-Off Date: Prior to 11 December 2025 (Article 4 Direction) / December 2025 Article 4 Direction

Item 1 – Statutory Declaration of Meyer Roitenbarg (Property Owner)

Sworn statutory declaration of Meyer Roitenbarg, director and PSC of LKHRM Ltd (freehold owner of 37 Edgar Road), sworn 20 August 2026 before Isaac Barron, Solicitor, Asserson Law Offices. Confirms:

- Ownership of 37 Edgar Road by LKHRM Ltd.
- At least 3 people living at the property with shared kitchen facilities as of July 2025.
- Use of the property as a small HMO (Class C4) as of 10 December 2025.

Item 2 – Statutory Declaration of Yosef Chanoch Greenzaig (Managing Agent)

Sworn statutory declaration of Yosef Chanoch Greenzaig, director of Skyview Management Limited, sworn 11 August 2026 before Som A. Nwaekwu, Solicitor & Commissioner for Oaths, Moorehouse Solicitors. Confirms:

- Skyview Management Limited has managed the property on behalf of LKHRM Ltd since acquisition.
- At least 3 people living at the property with shared kitchen facilities as of July 2025.
- Use of the property as a small HMO (Class C4) as of 10 December 2025.

Item 3 – HMO Licence Application (Online Form Extract)

Online HMO licence application form for 37 Edgar Road, reference **HMO1750351064763**, submitted 19 June 2025 by Regalway Property Licensing Ltd. Includes:

- Property details: 37 Edgar Road, West Drayton, UB7 8HN; end-terrace HMO; 3 storeys; 6 lettings; 0 self-contained units.
- Manager details: Skyview Management Ltd, 5 Grosvenor Way, London E5 9ND.
- Owner/licence holder details: LKHRM Ltd, 31 Northfield Road, London N16 5RL.
- Amenities and layout: 6 habitable rooms, 7 bathrooms/WCs, 2 kitchens, fire detection and emergency lighting systems.
- Attached documents list: floor plan, EICRs, fire alarm certificate, emergency lighting certificate, fire risk assessment, PAT certificates for Flats 1–6.

Item 4 – Planning Enforcement Email (David Lockie, London Borough of Hillingdon)

Email from Planning Enforcement Officer **David Lockie** dated 27 April 2026, confirming:

- Site inspections on **9 July 2025** and **1 September 2025**.
- Property found on both occasions to be used as a **house in multiple occupation for six persons in six bedrooms**.
- At those times, the use did not require planning permission as the Article 4 Direction removing C3→C4 permitted development rights had not yet taken effect.

This evidence confirms lawful six-person C4 HMO use prior to the Article 4 Direction.

Item 5 – Assured Shorthold Tenancy Agreement – Flat 1 (Lemlem Ifa Deblu)

AST between Skyview Management Limited (Landlord) and **Lemlem Ifa Deblu** (Tenant) for **Flat 1, 37 Edgar Road**, dated **08/07/2025** for a 12-month term. Key points:

- Rent £997.27 per month, payable monthly in advance.
- Use as residential premises only; no business use.
- Shared facilities: communal passages, garden, hallways and communal kitchen.
- Clause prohibiting cooking appliances within flats where the property is classified as an HMO.

Includes Start of Tenancy Checklist and Universal Credit authorisation letter confirming direct rent payment to Skyview Management Ltd.

Item 6 – Remaining Assured Shorthold Tenancy Agreements – Flats 2–6

Five further ASTs between Skyview Management Limited and individual tenants for Flats 2–6 at 37 Edgar Road, each with its own Start of Tenancy Checklist and Universal Credit authorisation letter. (Full agreements appear sequentially in the merged PDF after the Flat 1 AST.)

- **Flat 2 – Zafer Issa Mousa** – tenancy commencing 26/06/2025 (12-month term).
- **Flat 3 – Maria Jose Da Conceicao Custodio** – tenancy commencing 27/06/2025 (6-month term).
- **Flat 4 – Abderahim Abdullah Burka** – tenancy commencing 09/07/2025 (12-month term).
- **Flat 5 – Ioan-Claudiu Dilean** – tenancy commencing 15/09/2025 (6-month term).
- **Flat 6 – Sunjeev Mahil** – tenancy commencing 30/06/2025 (12-month term).

Each agreement:

- Lets an individual flat/room with shared communal kitchen and circulation spaces.
- Confirms HMO classification and restrictions on in-room cooking.
- Supports multi-occupancy use within the 3–6 person C4 range.

Item 7 – Skyview Management Landlord Statements

Landlord statements issued by Skyview Management Limited to LKHRM Ltd for 37 Edgar Road, covering mid-2025 periods. These appear after the tenancy agreements in the merged PDF and show:

- Rent received for multiple rooms (typically £997.27 per room).
- Management fees and expenses (certificates, furniture, cleaning, licensing, curtains, lettings).
- Net payments to landlord for each period.

These statements evidence active management and rent collection for several occupied rooms during the relevant period.

Item 8 – Operational Invoices (Cleaning, Licensing, Fit-Out, Compliance)

Third-party invoices evidencing the property's fit-out and operation as a six-unit HMO, appearing together in the merged PDF:

- **Neon Cleaning** – end-of-tenancy cleaning for a “7 bedroom house”.
- **Regalway Property Licensing Ltd** – Hillingdon Council licence fee (6-unit HMO application, third-party payment) plus handling fee.
- **The Curtain Service** – supply and fit of blinds and furnishings.
- **Furnisure Ltd** – 6 bed sets, 6 wardrobes, 6 undercounter fridges, 1 washing machine.
- **UC Lettings London** – letting fees for Flats 1, 2, 3, 4 and 6, referencing each flat's tenancy start date.
- **Speedy Energy Ltd** – EPCs, EICRs, fire alarm certificate, emergency lighting certificate, fire risk assessment, fire safety signage, fire blankets, ventilation certificates, asbestos survey.

These invoices demonstrate investment in and compliance for a multi-occupied HMO.

Item 9 – LKHRM Ltd Bank Statements (Virgin Money)

Virgin Money “M Account for Business” statements for LKHRM Ltd, appearing towards the end of the merged PDF, showing:

- Credit of **£2,000.00** on 01 August 2025, referenced “Skyview Management 37 Edgar – July”.
- Credit of **£2,500.00** on 01 September 2025, referenced “Skyview Management 37 Edgar – Aug”.

These entries provide direct financial evidence of rent/management income from 37 Edgar Road during the relevant period.

Item 10 – Attached Safety and Compliance Certificates (Referenced in HMO Application)

Certificates listed in the HMO licence application (Item 3) and included in the merged evidence bundle as separate PDFs:

- Electrical Installation Condition Reports (Flats 1–6).
- Fire alarm certificate.
- Emergency lighting certificate.
- Fire risk assessment.
- PAT certificates.

These documents demonstrate that the property was equipped and certified to operate as a compliant HMO.

Item 11 – Floor Plan (HMO Layout)

Floor plan referenced in the HMO licence application (“37 Edgar Rd, West Drayton – PROPOSED (3) (1).pdf”), showing:

- Six lettable rooms.
- Communal kitchens and circulation spaces.
- Bathroom and WC provision consistent with HMO standards.

This plan supports the physical configuration of the property as a six-room C4 HMO.