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6th March 2025

**Site Location: 1147,Oldham Rd, Manchester, M40 2FU**

**Proposal: Lawful Development of HMO Use**

Dear Sir/Madam,

I am writing to confirm that the property is currently being operated as a HMO. In light of this, we would like to inform you that the owner is eligible to apply for a Lawful Development Certificate (LDC) to formally establish the lawful use of the property under the current regulations.

As the property has been used **Four continuous years,** the owner can apply for a Lawful Development Certificate (LDC) from the local planning authority (LPA).

Under Section 171B of the Town and Country Planning Act 1990, an unauthorised change of use to an HMO (C4) can become lawful if the use has continued for at least four years without enforcement action.

Please find additional supporting documents related to the property's HMO status, including Bank Statements and Tenancy Agreements, which further substantiate the owner's eligibility to apply for a Lawful Development Certificate.

The 2021 Bank Statement indicates a transfer of funds from Jots Consultancy Ltd to Bright Prospects Ltd on 20th August 2021. Similarly, the 2024 Bank Statement shows a transfer from Jots Consultancy Ltd to Bright Prospects Ltd on 28th June 2024. These transactions demonstrate a consistent relationship between the leaseholder, Jots Consultancy Ltd, and the property owner, Bright Prospects Ltd, over the years.

The Tenancy Agreements further substantiate the use of the property as a HMO for a minimum of four years, starting from September 2020 to the present date. Specifically, one of the tenants, Wes Mayo, occupied the property from 22nd September 2020. Another Tenancy Agreement confirms that Kieran O'Toole resided in the flat from 20th April 2023.

Additionally, the applicant has provided a timeline outlining the tenants who have occupied the flat since September 2020.

*Stated by the leaseholder Jots Consultancy Ltd:*

*We would like to clarify a few details regarding 1147 Oldham Road being used as a HMO from Sep 2020 to Date.*

*As I explained, our first tenants were from HMP Probation. These are males who have been released on Licence to finish their sentences in the community. It's a requirement that they must have a bail address hence the reason why we came in to provide accommodation exclusively for HMP Probation Service.*

*When we started, we gave Licence Agreements, as it was the start of the business. After a while, Manchester City Council were in charge of procuring accommodation and all HMP Probation tenants now had to go through the Private Rent Sector team and we were required to now issue Short Assured Tenancies.*

*We've always had more than three tenants at the property since the start and this has always been the case up until the application of the HMO licence and to date. These are unrelated persons who don't have any family ties or relationships.*

*This information has been given to us by the applicant:*

*Please a breakdown of timescales for the Tenants*

*Flat 1.*

*1. James Holbrook signed on 22/09/2020. The placement only lasted 3 weeks and he had to move to a care home as this was not suitable.*

*2. Andrew Markandale then signed 14th Oct 2020 and stayed till Oct 2021.*

*3. Wade Wilson Signed 25th Oct 2021 till April 2023.*

*4.Kieran O'Toole then signed April 2023 and tenancy still live*

*Flat 2*

*1. The property was empty until John Bainbridge signed on 14th July 2021 and he is still there to date.*

*Flat 3*

*1. Wes Mayo signed on 22nd Sep 2020. He left Sep 2021.*

*2. Paul Faye Signed 24th Sep 2021. He left at the start of July 2023.*

*3. Paul Barratt signed 21st July 2023. He left Dec 2023.*

*4. Stephen Boothryd signed 2nd Dec 2023 and is still there to date.*

*Flat 4*

*1.Ryan Burton signed 5th Oct 2020. Five days later he had a fight with a tenant and he had to leave.*

*2. Mohammed Abdulla signed 10th Oct 2020 and is still there to date.*

*Flat 5*

*1. David Ryan signed on 2nd oct 2020. He stayed until Oct 2023.*

*2. Remy Periera signed on 27th Oct 2024 and is there to date.*

*Flat 6*

*1. Scott Gale signed on 17th Oct 2020. He was recalled back to prison in July 2023.*

*2. Darius Rawlison signed on 1st August 2024 and at the property to date.*

*The property has always had 3 or more tenants at each given time since 2020 to present. As I mentioned earlier these persons are not related or from the same household.*

*Please do not hesitate to contact me further for any clarity or assistance on the above.*

Yours faithfully,

Cleveland Grant Morrison (BArch)

Graduate Architect