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Manchester City Council
Planning Department
PO Box 532
Manchester M60 2LA

9th June 2024

Dear Sir/Madam,

Application for Lawful Development Certificate – Existing Large 8 Bed HMO 14 Schuster Road, Manchester M14 5PE

I enclose an application for a Lawful Development Certificate for an existing use of the above property as a Large House in Multiple Occupation (HMO).

The property has been continuously occupied as a large HMO for over 10 years and the attached documents provide the evidence to demonstrate this fact. The documentary evidence attached is as follows:

- Summary of ASTs and occupation
- ASTs for each period of occupation
- Tenant's bank deposits for the period February 2015 – August 2016
- 2 x email messages from Council Tax officers confirming occupation 2015-16

The 2015-2015 AST does not include three of the tenants names and therefore additional evidence is provided as explained below to confirm the continuity of the 8 bed occupancy.

The bank statements show the deposits for the year 2015-16 being paid as follows:

15/4/15 - C Duffy - £440
16/3/15 - P Courtney - £440
26/3/15 - N Agrawal - £440
7/4/15 - N Lewis

The other 4 tenants were existing from 2014/15 and their names are listed on the AST for that year, so they did not pay deposits for 2015-16.

The bank statement no.68 from 1st July 2015 show that the 8 tenants are paying 1/2 rent each month for July and then again in August 2015.

From September the 8 tenants are shown to be paying rent either monthly or by the term.

Statement No 81 dated 8th August 2016 shows the full deposit being returned to Chris Duffy - £3,520.00.

The Council Tax correspondence also confirms the 8 bed occupancy for 2015-16.

It is clear from the documentary evidence that the property has been occupied continuously as a Large 8 bed HMO for more than the last 10 years.

Should you require any further information, please do not hesitate to contact me; otherwise I look forward to receiving the determination at your earliest convenience.

Yours sincerely

Stephen Lamb DipTP MRTPI