

STATUTORY DECLARATION

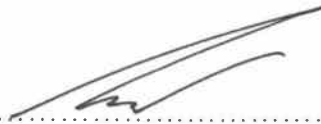
I, **CHRISTOPHER JOHN NOEL** Partner at DWF Law LLP of 1 Scott Place, 2
Hardman Street, Manchester, M3 3AA **DO SOLEMNLY AND SINCERELY**

DECLARE THAT:

1. In its capacity as acting for the Professional Deputy for Mr Timothy Parker (now deceased), DWF Law LLP oversaw and managed (via We Let Properties, a lettings agency) the let of 35 Derby Road, Fallowfield, M14 6UX (a 5 bedroom property) as an HMO between 24 August 2010 to 20 September 2012 when Paul David Bricknell was appointed deputy and between 20 September 2012 to 18 November 2016 when David Pickering was appointed deputy. Following the death of Timothy Parker on 18 November 2016 the deputyship ended.
2. During this period, I understand and have seen evidence on file that the property was almost continuously let to at least 3 and not more than 6 unconnected tenants (not from the same household) sharing facilities such as a kitchen and a bathroom.
3. I understand that all tenancies would or should have been supported and governed by signed AST agreements. I am unable to provide copies of all such agreements (although we have a number of copies on file) as the deputies had delegated the responsibility for their safeguarding to the letting agency, and I

am informed that the letting agency have not retained copies of the AST
agreements.

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

Signed 

Christopher Noel

(Partner at DWF Law LLP)

AT : *OMW SOLICITORS LLP, 1 BYROM PLACE,*
M3, 3HG

Dated 26 June 2023

Before me : *ALEXANDER STREETER*



Solicitor