

Manchester City Council Planning
Manchester City Council
P O Box 532
Manchester
M60 2LA

Date: 6 July 2022

Dear Sirs/Madam,

25 Derby Road, Manchester M14 6UX

I am writing in relation to the above property, and the request that we be issued with a Certificate of Lawfulness of Current use. I am writing on behalf of my Father, Mr Jonathan Wyld, who is currently unwell and in hospital. I have a certified Lasting Power of Attorney, that has been uploaded as part of this application.

The property has been in our ownership since July 2000, and has always been under the Use Class C4 - Small shared dwelling houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom. The house has never been occupied by more than 6 occupants and has been let every year of ownership.

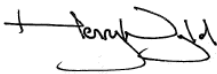
We have provided proof of Tenancy from 2010 to current day, except for years 2015/16, 2016/17 & 2019/20 (this information has been mislaid). This proof of tenancy is either in the form of the Tenancy Agreement or Proof of Payment on first and last month of the tenant's tenancy. We would expect this to be sufficient to prove continued lettings.

Furthermore, we have an active HMO licence in place expiring 15th July 2023, and granted on 16th July 2018.

We are considering selling this asset, and as a result request that we are issued with a Certificate of Lawfulness of Current Use to help support the future owner of the property, particularly with regards to future mortgages etc.

We hope this is clear and concise. If you require any further information, please do not hesitate to give me a call.

Kind regards,



Henry Wyld

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