IN THE MATTER OF An Application for a Certificate of Lawfulness under Section 191 / Section 192* of the Town and Country Planning Act 1990

I, Mr. Martin Godfrey, of 8 Church Road, Westoning, Bedfordshire, MK45 5JL, MAKE OATH and state as follows:

1. I am the owner of the Leasehold of the property known as 58 Scarsdale Road, Manchester, M14 5PR ("the Property"). I make this affidavit in support of an application for a Certificate of Lawfulness in respect of the Property.

The Freeholder of the property is:

Messrs F Tomlinson (Last invoice received for Ground Rent was on 25th November 2016 for £5)

Trading Address: The Beeches, Stock Lane, Grassmere, Ambleside LA22 9SJ.

Registered Address: Borsdane Properties Ltd, Cherry Yate, Stoneygate Lane, Ribchester, Lancashire, PR3 3YN.

1. The application relates to the continued use of the property as an HMO (House in Multiple occupation) in excess of 10 years.

2. The relevant use commenced in January 2003. I oversaw the letting of the property between January 2003 to May 2015 as a HMO. Between the 12th May 2015 and the 31st August 2020, the property was rented to Pulse Property Management whom, to my knowledge, continued to let the property out on a HMO basis. From the 23rd October 2020 to the 30th September 2022, I instructed the property to be managed and maintained as a HMO by Bridgefords (Estate Agents). Following this, I then retained management of the premises and continued to run such as a HMO; with the last tenant vacating on the 31st January 2026. The property is now in need of refurbishment and such is pending awaiting confirmation of GRANT of Certificate of Lawfulness.

3. Therefore, Since 2003, but focusing between 2015 and November 2025, the following has applied: (a) There has been a continuous and uninterrupted period of occupation of the premises, as a HMO, in excess of 10 years. (b) The use/development has been continuous and without material interruption. (c) To the best of my knowledge and belief, no enforcement notice has been served in respect of this use/development. (d) No planning permission has been granted or refused in relation to this matter

4. The use/development has been carried out openly and without concealment.

5. The facts set out in this affidavit are within my own knowledge, save where otherwise stated, and are true to the best of my knowledge, information and belief.

6. I make this solemn affidavit in support of the application for a Certificate of Lawfulness and for no improper purpose.

SWORN by the above-named Martin William Godfrey at MILTON KEYNES, ENGLAND on this 5th day of MARCH 2026

Before me:

[redacted]

Office 34.5, Linford Forum
18 Rockingham Drive, Linford Wood,
Milton Keynes. MK14 6LY, England
www.notarypublic-markevans.co.uk
Email: enquiries@evansnotaries.co.uk
Tel: +44(0) 7749 199180

MARK JOHN EVANS NOTARY PUBLIC

[redacted]