STATUTORY DECLARATION

I, **JANET ALISON COPLEY**, of [redacted] make the following declaration:

1. My late husband (Richard Dean Faulkner) acquired the property known as 64 Demense Road, Manchester, M16 8PJ ("**the Property**") in 1996 ("**the Original Purchase**"). The freehold title to the Property is registered at the Land Registry with title number LA175169.

2. The Property was later transferred into joint names (Richard Dean Faulkner and Janet Alison Copley) in 2005 ("**the Transfer of Equity**"). Richard Dean Faulker passed away in 2025, leaving I, Janet Alison Copley as the sole proprietor.

3. I can confirm that the Property was used as a Multi-Unit Freehold Block ("**MUFB**") consisting of 7 self-contained flats **("the Flats")** and that each Flat was occupied prior to the Original Purchase on individual tenancy agreements.

4. Copies of historic tenancy agreements demonstrating the use of the Property as an MUFB are annexed to this declaration at Exhibit 1.

5. At the time of the Original Purchase each Flat had its own bathroom, kitchen, bedroom and lounge / living area. They also had their own meters and utility supply accounts.

6. From the time of the Original Purchase, each bedroom in the Property has been let on an assured shorthold tenancy under Part 1 of the Housing Act 1988 ("**AST**"). Each tenant occupying a Flat under an AST has had a key to access the front door of the Property and have had a key to their individual Flats. By virtue of the front door access, each of the tenants had access to the communal stairwells and other common parts of the Property. All tenants occupied the Property as a MUFB.

7. Since the Original Purchase, the Property has been occupied as a MUFB.

8. Since 2022 works comprising of general upgrades, including but not limited to redecorating, recarpeting, fire door installations, smoke alarm upgrades, certain new kitchens, bathrooms and boilers installations ("**Works**") have been undertaken to the Property with a view to updating the Property in order to allow the continuation of letting to tenants to occupy the Property as a MUFB.

9. Final Certificates under the Building Regulations 2010 (as amended) ("**the Regulations**") were issued under the Regulations in respect of the boiler installations by an approved inspector for the purposes of the Regulations. A copy of the Final Certificates are annexed to this declaration as Exhibit 2.

10. The use of the Property as a MUFB has not been concealed at any time since the use commenced.

11. To the best of my knowledge, I have not received:

11.1 any written objection to the use of the Property as a MUFB since the Original Purchase;

11.2 any contact from any planning or enforcement officer:

11.2.1 questioning the lawfulness of the use of the Property as a MUFB; or

11.2.2 intimating an intention to commence or initiate any enforcement action in response to the use of the Property as a MUFB

I am able to make this declaration from my own knowledge.

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

DECLARED at

Chorlton

Greater Manchester

[redacted]

JANET ALISON COPLEY

.....

On this 28th day of August 2026

Before me Ian Paul Hannam

Signed.....[redacted].....

A solicitor empowered to administer oaths.

HLF Berry Solicitors
446 Barlow Moor Road
Chorlton
Manchester
M21 0BQ