STATEMENT OF EVIDENCE – EXISTING HMO USE

Property: 59 New Barns Avenue, Manchester, M21 7DB

Applicant: Murray Howison

I, Murray Howison, provide this statement in support of my application for a Lawful Development Certificate confirming the existing use of the above property as a House in Multiple Occupation (HMO).

1. I have direct personal knowledge of the use and occupation of the property throughout the period covered by this statement.
2. The property has been in use as a five-bedroom HMO continuously since January 2007.
3. Since January 2007, the property has been occupied as shared residential accommodation by unrelated individuals, with the occupants sharing facilities including the kitchen and other communal facilities.
4. The property has generally accommodated five individual residents and has operated as a small HMO falling within Use Class C4.
5. The use of the property as an HMO has continued from January 2007 to the present day without any material interruption or intervening change to another use.
6. Since HMO licensing requirements became applicable to the property, the property has been licensed as an HMO by Manchester City Council. Copies of the available HMO licences and/or licensing records are submitted as supporting evidence.
7. The licensing records therefore represent only part of the period during which the property has operated as an HMO. The HMO use commenced in January 2007 and predates those records.
8. I respectfully request that Manchester City Council issue a Lawful Development Certificate confirming the existing lawful use of the property as a five-bedroom HMO within Use Class C4.

I confirm that the information contained in this statement is true and accurate to the best of my knowledge and belief.

Signed: 

Murray Howison

Date: 7/10/26.