

EXHIBIT 2



Civic Centre/Canolfan Ddinesig
Newport/Casnewydd
South Wales/De Cymru
NP20 4UR

29 Tredegar Street
Rhiwderin
Newport
South Wales
NP10 8RJ

I Certify this to be a true copy of the Notice/
Document served by me by recorded delivery
post to the within written addresses

01 May 2001

Dear Mr Simmons,

Dated this 01 day of May 2001.

**HOUSING ACT 1989 - SECTION 349 (2) .
HOUSES IN MULTIPLE OCCUPATION REGISTRATION SCHEME .**

RE: 32 QUEENS HILL, NEWPORT, SOUTH WALES

With respect to the above scheme I would confirm that registration has been approved
subject to the following conditions;

- see attached Schedule of Works

Further to this are enclosed relevant guides on the Law relating to Consumer Goods and the
Legal Duties of Landlords & Tenants, which are conditions of registration.

Under the Registration Scheme, the house is registered for up to 5 persons for an initial
period of 5 years from the date of this letter, and may be renewed for a further periods of
five years at a time. If however, any changes are made that alter the existing
accommodation or layout, then the onus falls on yourself the responsible person to notify
this authority accordingly.

The works detailed as conditions of registration will be required to be carried out within 6
months of approval.

I would draw your attention to the attached notes on Conditions of Registration, Appeals and
Offences

Should you have any queries please contact me on the above number.

Head of Public Protection and Environmental Services : Steve Davison

Our Ref/Ein Cyf
Your Ref/Eich Cyf
Tel/Ffôn
Direct Dial/Rhif Union
Fax/Ffacs
DX
E-Mail/E-Bost



Approval of House Renovation Grant to:

29 Hedegar St
Rhiwderin
Newport
South Wales
NP10 RJ

Civic Centre/Canolfan Ddinesig
Newport/Casnewydd
South Wales/De Cymru
NP20 4UR

- Re Property: 32 Queens Hill Newport South Wales NP20 5HJ

Your application for a Renovation Grant has been approved in accordance with the work specified in your Schedule of Work and **SUBJECT TO THE CONDITIONS set out in the Housing Grants, Construction & Regeneration Act 1996** which are summarised in notes available on request.

You may now commence the grant aided works - PLEASE LET ME KNOW WHEN THE CONTRACTOR ACTUALLY STARTS THE WORK.

You should let me know, in writing, if you would like an inspection of the works for interim payment purposes, once a substantial amount of work is complete. Payment will only be made by cheque.

Where applicable, a copy of the approved Damp Proofing Contractors guarantee should be sent to me immediately following the insertion of a Damp Proof Course. After completion of all grant works an itemised final account should be obtained from your contractors or suppliers and sent to the above address with your request for final inspection. Where a final account is less than the estimated sum, the grant may be reduced proportionately.

The selection, subsequent employment, supervision and payment of your Builder is entirely your responsibility. If you decide to change builders you MUST advise the Council beforehand.

The grant will be paid on completion of the works to the Council's satisfaction in accordance with particulars, plans and specifications approved by them for the purpose, **within twelve months** of the date of this approval.

Upon reasonable likelihood that the conditions of future occupation may be broken, the applicant must notify the Director of Property & Housing.

Housing Act 2004 House in Multiple Occupation Licence



Newport City Council in pursuance of Part 2 of the Housing Act 2004 hereby certify that subject to the attached schedules of works and conditions

[REDACTED] Licence No: 11/01547/HMOR

Is Licensed in respect of the house in multiple occupation known as:-

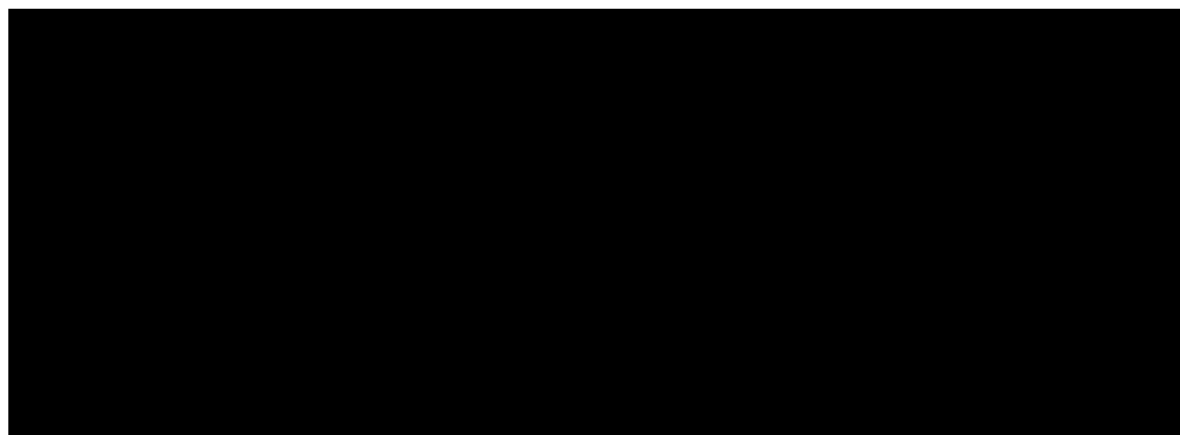
32 Queens Hill, Newport, South Wales, NP20 5HJ

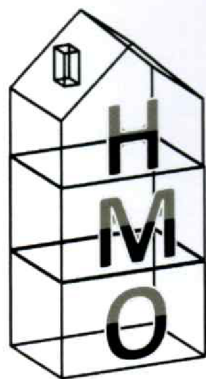
For the level of occupation not exceeding:

5 Households consisting of no more than 5 individuals

Name of Manager (if any)*

This Licence is granted , and shall remain in effect until , unless previously revoked





Housing Act 2004

House in Multiple Occupation (HMO) Licence



Newport City Council in pursuance of Part 2 of the Housing Act 2004 hereby certify (subject to the attached schedules of works and conditions) that:-

Licence Holder Name: [REDACTED]

Is Licensed in respect of the House in Multiple Occupation known as:-

32 Queens Hill, Newport, South Wales, NP20 5HJ

For the level of occupation **not** exceeding:

5 Households consisting of no more than **5 Individuals**

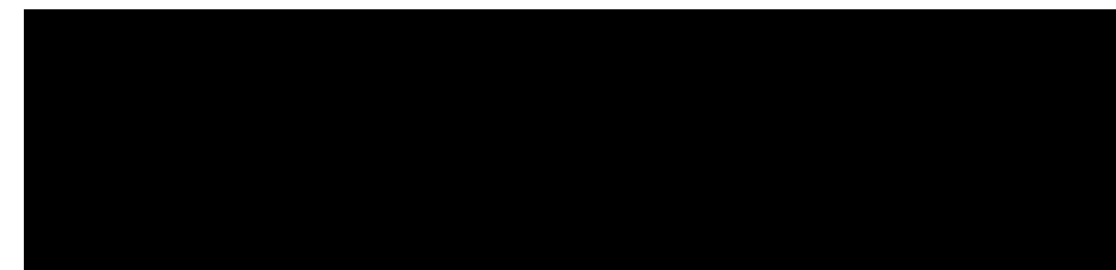
Manager Name (if any): **N/A**

HMO Licence No.: **16/00855/HMOR**

Licence is granted from: **1st day of June 2016**

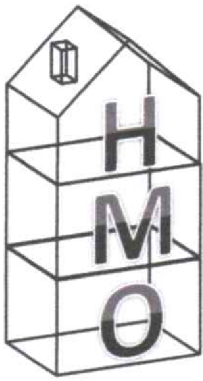
Licence will expire on: **1st day of June 2021**

(unless previously revoked)



**A COPY OF THIS LICENCE IS TO BE DISPLAYED IN A PROMINENT POSITION
AT THE PROPERTY AT ALL TIMES**

SEE ATTACHED SCHEDULE OF CONDITIONS



Housing Act 2004

House in Multiple Occupation (HMO) Licence



NEWPORT
CITY COUNCIL
CYNGOR DINAS
CASNEWYDD

Newport City Council in pursuance of Part 2 of the Housing Act 2004 hereby certify
(subject to the attached schedules of works and conditions) that:-

Licence Holder Name: [REDACTED]

Is Licensed in respect of the House in Multiple Occupation known as:-

32 Queens Hill, Newport, South Wales, NP20 5HJ

For the level of occupation **not** exceeding:

5 Households consisting of no more than **5 Individuals**

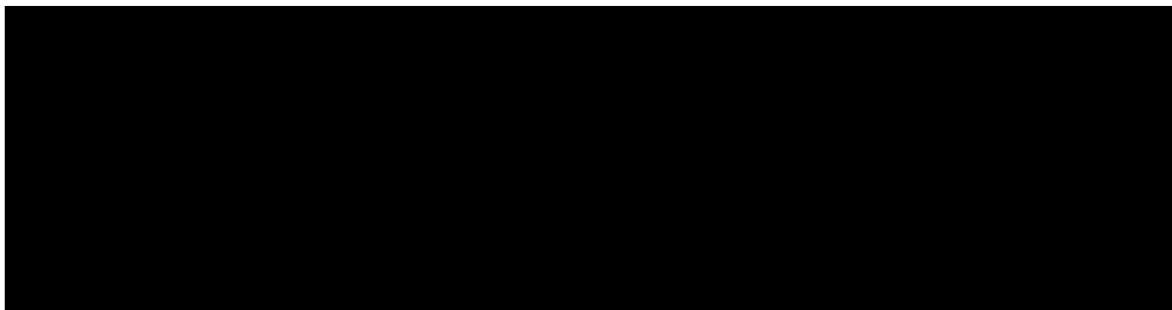
Manager Name (if any): **Clearsprings Ready Homes Ltd**

HMO Licence No.: **22/00480/HMOR**

Licence is granted from: **2nd day of June 2021**

Licence will expire on: **1st day of June 2026**

(unless previously revoked)



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AT THE PROPERTY AT ALL TIMES**

SEE ATTACHED SCHEDULE OF CONDITIONS