

STATUTORY DECLARATION

I Hilary Edwards of Powder Hill House, Youlbury, Boars Hill, Oxford, OX1 5HD do solemnly and sincerely declare as follows:

1. I am the current owner of the property known as 88 Caerleon Road, Newport, NP19 7BY, having taken ownership of the property on 28th June 2019.
2. I confirm that the property has been used as a 6 Person House in Multiple Occupation (HMO) A copy of OS Map and floor plans, is attached and marked as **Exhibit 1**.
3. The property has been continuously licensed as an HMO. Copies of the HMO licences issued for the property on the following dates are attached and marked as **Exhibit 2**:
 - HMO licence dated 27th July 2017
 - Draft HMO licence dated 11th December 2019
 - HMO licence dated 20th January 2020
 - HMO licence dated 18th February 2025
4. The email correspondence attached at **Exhibit 3** when I purchased the property confirmed that the original licence was issued in July 2014. The conveyancer also stipulates on 26 June 2019 that planning permission is not required because this property has been used continuously as an HMO prior to the article 4 direction (changes to the use classes in February 2016) being implemented. The property was purchased on the basis that it was operating as a lawful 6 person HMO and has continued to do so under my ownership.
5. A summary of the rent payments from the managing agent, Cwtch Property, covering the period from 2019 to 2025, are attached and marked as **Exhibit 4**.
6. Evidence of council tax liability for the property from 2019 onwards is attached and marked as **Exhibit 5**.
7. Copies of utility bills covering the period from 2019 onwards are attached and marked as **Exhibit 6**.
8. The tenancy agreements covering my period of ownership are marked as **Exhibit 7**.

9. I categorically confirm that, during the period of my ownership, the property has been continuously occupied as a 6 Person House in Multiple Occupation without any interruptions in its use for this purpose.

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

Dated this 2nd day of April, 2025.

Declared before me

Signed:

RWK Goodman
Godstow Court
Minns Business Park
5 West Way
Oxford
OX2 0JB