

STATUTORY DECLARATION

I, Mr Daniel Elghanian of 37 Belsize Avenue, London NW3 4BN, do solemnly and sincerely declare as follows:

I am a property manager and for over 13 years been part of Montague Properties Limited who own the property 165-167 Haverstock Hill NW3 4QT. I have knowledge of and interest in this property 165-167 Haverstock Hill. We seek to provide our tenants with a good service by ensuring the flats and common parts are well maintained throughout.

This property was purchased December 2004. The property was purchased as:

- 2 commercial shops on the ground floor

6 upper flats (Flat A, B, C, D, E, F); At the time of our purchase, Flat A was already sold on a long lease and used as a dental practice, as it is now. Flat B was occupied by a regulated tenant who has since passed away and now this 3-bedroom flat is being occupied under AST. Flat C was a 3-bedroom flat. Flat D was a 2-bedroom flat. Flat E was a 2-bedroom flat. Flat F was a 3-bedroom flat.

Planning Permission (LPA Ref- 2012/6370/P) dated 07/05/2013 was granted to extend the loft above Flats C & F to enlarge them. The permission was implemented and the works were completed. Flats C, D, E & F were converted into Class C4 HMOs and occupied in March 2018.

We applied for HMO licenses as the accommodations used within flats C, D, E & F were all with communal bathrooms. 18 rooms in total, sharing 18 bathrooms. HMO licences for Flats C, D, E & F were granted for 5 years on 04/03/2019 till 03/03/2024, 02/04/2019 till 01/04/2024, 27/02/2019 till 26/02/2024 & 27/02/2019 till 26/02/2024 respectively. Conditions attached were satisfied.

In January 2018, we instructed our local letting agents (Stones Residential, Centrique London & Jacob Kadoch) to begin marketing for tenants to start rentals from March 2018, via online marketing platforms such as Right move and Zoopla. They are still marketing for us as and when properties become vacant. These 18 units were always marketed by the Lettings Agents as self-contained studio flats, with their own bathrooms and kitchens, all behind closed doors. The agreed monthly rent has always been inclusive of all utility bills (gas, electric, water), internet and Council Tax. Council Tax classified as individual account numbers for Flats C, D, E, F therefore 4 accounts for the 18 units.

At the beginning of April 2019, it was decided to move the room locks of each of the 18 rooms from their existing position, onto doors further towards the lobby. I instructed our handyman Mr Jarek Zurek to undertake this work and by 5 April 2019, all 18 rooms within Flats C, D, E, & F became self-contained with their own bathrooms and kitchens, all behind closed doors. This change arose from requests and complaints from numerous tenants expressing their preference for exclusive use of their bathroom for various reasons.

I attach floorplans for the whole building and confirm below its present internal configuration and in particular that which relates to the existing 18 Studio Flats.

There are 5 floors in total (Ground, 1st, 2nd, 3rd, 4th):

- The main entrance of the building is located on the ground floor, in between the 2 commercial shops (Londis and Gail's).
- Flat A entrance is located on the left-hand side of the buildings 1st floor. Dentist.
- Flat B entrance is located on the left-hand side of the buildings 2nd floor. 3-bedroom flat.
- Flat C entrance is located on the left-hand side of the buildings 3rd floor, within this Flat C there are 4 units on the 3rd floor and 2 units on the 4th floor. 6 units in total.
- Flat D entrance is located on the right-hand side of the buildings 1st floor. 3 units in total.
- Flat E entrance is located on the right-hand side of the buildings 2nd floor. 3 units in total.
- Flat F entrance is located on the left-hand side of the buildings 3rd floor, within this Flat F there are 3 units on the 3rd floor and 3 units on the 4th floor. 6 units in total.

Therefore, I reiterate, all of the 18 units within previous Flats C, D, E & Fat 165-167 Haverstock Hill have been continuously occupied as self-contained studio flats since 05/04/2019 and continue to be so. These studio flats are not serviced (other than Landlord paying for communal parts to be cleaned weekly) and there are no shared facilities (other than shared internet access throughout the building).

AND I MAKE THIS SOLEMN DECLARATION believing the same to be true and by virtue of the provisions of the Statutory Declarations Act 1835

DECLARED by the said Mr Daniel Elghanian [REDACTED]

At 74 Belsize Lane, London, NW3 5BJ

this 3rd day of May 2023

Before me [REDACTED]

MELANIE CRAIG (SOLICITOR)

A Commissioner of Oaths/Solicitor

Craig Solicitors
74 Belsize Lane
London, NW3 5BJ

Craig
SOLICITORS