

EXHIBITS 1 TO 3 – STATUTORY DECLARATIONS – APPLICANT/FORMER OWNER AND FORMER TENANT

STATUTORY DECLARATION made under the Statutory Declaration Act 1835

I, Nadia Ziri being over the age of 18 of 62 Falkland Road London NW5 2XA do hereby solemnly and sincerely declare as follows:

1. I am the registered proprietor of 62 Falkland Road London NW5 2XA together with my husband Riadh Ziri. We purchased the property together in June 2021. The property is shown edged red on the plan annexed hereto and called "NZ1"
2. When we purchased the property there were three remaining tenants in situ. The these tenants vacated in September 2021.
3. We contacted HMO Licensing prior to completion of our purchase advising them that the property will be reverting to a single family dwelling. Their email response is shown annexed herewith and called "NZ2"
4. The Floor plan of the property at the time of our purchased showed six bedrooms on the upper floors with shared kitchen and living rooms on the lower floor. A copy of this floor plan is annexed hereto and called "NZ3"
5. From information provided to us by the previous owner and no further requirements from HMO Licensing in their email, we firmly believed that the property had been used as a HMO for a maximum of six unrelated tenants (Use Class C4) and that we had permitted developments rights to convert the property to a single dwelling (Use Class C3)

And I make this Declaration consciously believing the same to be true in accordance with the provisions of the Statutory Declarations act 1835.

DECLARED at *Job Lelew*

on *25th AUGUST* 2023

Signed
Nadia Ziri

Before me
Solicitor/Commissioner for Oaths

MICHAEL ELTON LL.B.
Solicitor

ELTON & Co.

SOLICITORS
2-4 Kelly Street
London NW1 8PH
Tel: 020 7267 7373
Fax: 020 7284 0414
DX: 110328 Kentish Town

Exhibit "NZ1" Referred to in the Statutory Declaration of Nadia Ziri

Sworn this 27th November 2023

Before me: [Redacted Signature] A Solicitor/Commissioner for Oaths

MICHAEL ELTON LL.B.
Solicitor

62 Falkland Road, London, NW5 2XA



Plan Produced for: Nadia Ziri
Date Produced: 29 Nov 2023



Exhibit "NZ2" Referred to in the Statutory Declaration of Nadia Ziri

Sworn this 25th day of AUGUST 2023

Before me [REDACTED]

A Solicitor/Commissioner for Oaths

MICHAEL ELTON LL.B.
Solicitor

"From: HMOlicensing <HMOlicensing@camden.gov.uk>

Date: Monday, 15 March 2021 at 14:49

To: Nadia Ziri [REDACTED]

Subject: RE: Landlord/Managing agent enquiry on Houses in Multiple Occupation

Dear Nadia,

As per conversation, if you purchase the property before September 2021 with the tenants in residence you would need to apply for a HMO Licence to cover you up until you move in. The previous owners licence will be revoked once you have purchased the property and then you will have to apply, as the licence is non-transferable. Once you move into the property with your family, all you need to do is contact us by email and we will then revoke your licence.

Kind regards

Lloyd Riley
HMO Licensing Officer

Telephone: 020 7974 5969

STATUTORY DECLARATION made under the Statutory Declaration Act 1835

I, Laurence James Baggett being over the age of 18 of 68A Downham Road London N1 5BG hereby solemnly and sincerely declare as follows:

1. I was the former registered joint proprietor of 62 Falkland Road London NW5 2XA. We purchased the property 25 June 1991 (with Sarah Baggett, now my ex-wife)
2. I had started retraining as an architect and to replace my lost income we had the idea to create SROs. Single Room Occupancy accommodation.
3. We bought the property at auction. The house had a history of multi-occupation but was vacant. There had been a planning application for an extension but no works had been carried out. The house was completely un-modified apart from ad hoc repairs to wartime damage. The rear offshoot, containing the kitchen and bathroom, had been re-roofed with a concrete slab, reinforced with bicycle frames, two of the rear sash-windows had been replaced with Crittall steel units and the main roof had been covered with concrete tiles, the original, damaged, slate roof remained underneath. However, the 19th Century interior with its joinery and plasterwork was generally intact.
4. We created 9 single occupancy bedsit units with the intention of later reverting to the original house for our own use. Repairs were carried out and the rear offshoot was reinstated with a pitched roof to match the neighbouring houses. No irreversible modifications were made; the kitchenettes were installed as removable modules and 3 shower/ WCs were installed using spaces in the stairwell. All the existing features were retained and the removal of the new elements would have been very easy without compromising what was an elegant house in an area that Camden later designated as Conservation Area. We had mostly self-employed professional tenants who stayed for long periods. Apart from, one tenant, Dan Painter, they left when they lost their individual kitchens.
5. Following contact with Camden Council and information from the Valuation Office the formerly self contained bedsit rooms had to be changed (For planning and Environmental Health purposes they were not regarded as self-contained, as they shared bathroom facilities. Camden refused to allow us to create exclusive bathrooms as they wanted to maintain shared accommodation. The Camden Valuation Office stated that the individual kitchenette was sufficient to establish self-containment so tried to impose 9 Band B and A charges on what was supposed to be low-budget accommodation for the borough. The rooms would then be uneconomical except for the unemployed and students.) The rooms had their kitchen units removed, the sinks replaced with washbasins, and the ground floor of the property was converted into a shared kitchen and living room area. This occurred between 2010 and 2012 and after 20th May 2010, when the tenant vacated from 1B,



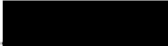
the room to become the kitchen, there were never more than six tenants in the house. Camden insisted that the tenant of the ground floor garden room (1C) vacate as it was deemed unsuitable. The first floor rear room was already vacant so, reluctantly, the tenant moved into it in 2011. The configuration of the property from 2011 is shown on the plan annexed hereto and called "LB1" It can be seen on the plan that the property could only accommodate 6 tenants from when the shared kitchen was installed and the ground floor rooms converted to living accommodation and a storage area.

6. I confirm that from period 2010 to June 2021 when we sold the property to the Applicants Mr and Mrs Ziri the property had only been occupied by a maximum of six tenants with only three tenants remaining in situ when the sale completed. (They had agreed to move out and had already found alternative accommodation. We generally maintained very good relationships with our tenants).

And I make this Declaration consciously believing the same to be true in accordance with the provisions of the Statutory Declarations act 1835.

DECLARED at

on *1 September* 2023

Signed 
Laurence James Baggett

Before me *Daphne DETMERS*
Solicitor/Commissioner for Oaths

Je soussigné Me *DETMEERS*
certifie

Conforme la présente signature

Maitre

3319

alide
le 1.09.2023.



Exhibit "LB1" Referred to in the Statutory Declaration of Laurence James Baggett

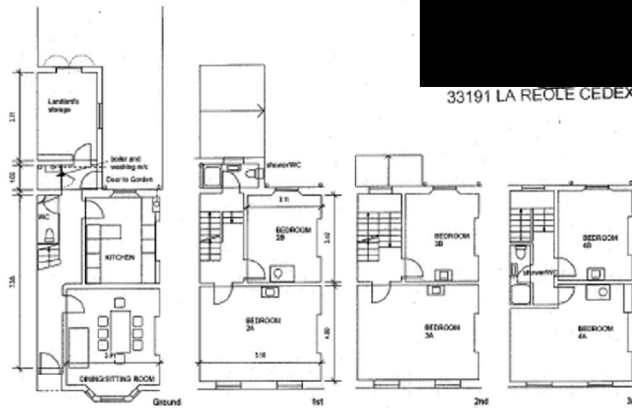
Sworn this day of 2023

Before me Delhia DENIAU Je soussigné Me Deniau
A Solicitor/Commissioner for Oaths certifie

Conforme la présente signature
La hôte le 1. 09. 2023



33191 LA REOLE CEDEX



62 Falkland Road NWS 2XA
arrangement of accommodation
1:100



STATUTORY DECLARATION made under the Statutory Declaration Act 1835

I, Daniel Painter being over the age of 18 and formerly of 2B 62 Falklands Road London NW5 2XA do hereby solemnly and sincerely declare as follows:

1. I moved into number 62 Falkland Road in around April or May of 2005. My flat was located in the back room on the ground floor before there was a kitchen in situ at the property. I have no information as to how many tenants were in situ at that time.
2. I moved out of the ground floor flat in around 2011 and into a flat on upper floor known as 2B. To the best of my knowledge Flat 2B was unoccupied for a long time before I moved into it and was used as a storage room before I moved in.
3. My previous ground floor room became the Landlord Storage space and office. No other tenants moved into that room and the ground floor of the property remained unoccupied.
4. Each room on the upper floors contained one tenant with two rooms per floor - therefore over three floors there were six occupants. All unrelated.
5. I vacated the flat on the 13th July 2021 at that time there were only two other tenants in situ in rooms 2A and 4A.
6. From the date I took ownership of Room 2B in 2011 to the date I vacated the property on the 13th July 2021 to the best of my knowledge and belief there were never more than six tenants in situ at the property.

And I make this Declaration consciously believing the same to be true in accordance with the provisions of the Statutory Declarations act 1835.

DECLARED at *See below*

on *24th AUGUST* 2023

Signed _____

Daniel Painter

Before me _____
Solicitor/Commissioner for Oaths

MICHAEL ELTON LLB.
Solicitor

ELTON & Co.
SOLICITORS
Tel: 020 7267 7373
2-4 Kelly Street Fax: 020 7264 0414
London NW1 8PH DX: 119326 Kentish Town