

IN THE MATTER OF
49 COTLEIGH ROAD, LONDON NW6 2NN

STATUTORY DECLARATION OF MOHAMMAD ALI

I, **MOHAMMAD ALI**, of Flat 37, 20 Harley Street, London W1G 9PJ do solemnly and sincerely
DECLARE as follows:

1. I have been asked to provide this Declaration in respect of the use of Flats 4, 5 and 6 at 49 Cotleigh Road, London NW6 2NN ("the Property"). The Property comprises 6 self-contained residential units. This declaration relates to the use of the residential unit in order to provide evidence of the continuous use of flats 4, 5 and 6 over at least 4 years.
2. I am a part-time handyman, employed as part of the maintenance team of Metropole Property Rentals Ltd. I can confirm that I began working as a handyman for Metropole Property Rentals Ltd in December 2022. Prior to my employment with Metropole Property Rentals Ltd I worked on a self-employed basis but also worked for Metropole Estates Ltd. I have been carrying out maintenance works at the Property, 49 Cotleigh Road since September 2013 when purchased by the current owner.
3. Part of my job is to deal with any repair and decoration works needed at flat nos.1-6 at 49 Cotleigh Road. This includes routine and ad hoc jobs that arise in respect of the upkeep and maintenance of the flats.
4. Margaret Taha is my main point of contact but any of the letting agents can call me with a repair/decoration job and I attend to the job as soon as I can. I carry out a range of jobs including but not limited to the following:
 - Carpentry: installing cabinets, doors, countertops and flooring including tiles, carpets or other hardwood and laminate coverings.
 - Roofing: identifying and repairing the source of leaks, removing dirt and debris from guttering, replacing shingles and improving insulation to prevent heat loss.

- Plumbing: while you don't have the expertise to fix complex issues, you can resolve basic problems such as installing new taps, sinks and toilets, and repairing leaks.
- Electrical: replacing bulbs, rewiring sockets, installing alarms, doorbells, security cameras and thermostats.
- Decorating: painting walls and ceilings, touching up skirting boards and door frames, sanding floors and other wooden surfaces.
- Window fitting: cleaning up broken glass, installing new windows and replacing damaged window frames.
- Landscaping: mowing lawns, trimming hedges, bushes and trees, weeding, watering flower beds and repairing border walls and fences.

5. I can confirm that I worked at flats 4, 5 and 6 during the following periods:

- Flat 4 – September 2019 to May 2020
- Flat 5 – June 2019 to September 2019
- Flat 6 – October 2019 to January 2020

6. The flats were between tenants and needed a range of works from the list at paragraph 3, above which I carried out.

7. I can confirm that I regularly carry out works at flats 1-6 at 49 Cotleigh Road and that each of these flats is both physically and functionally a self-contained unit. I provide this statutory declaration in support of an application for a Certificate of Lawfulness to confirm that flats 1-6, Cotleigh Road have been in self-contained Class C3 residential dwelling use for at least 4 years and that separate C3 use is therefore lawful.

8. I can also confirm that the Property comprises six self-contained flats which are separately occupied and have been throughout my time of working at 49 Cotleigh Road.

9. Accordingly, I declare that flats 1-6 to the Property have been occupied for at least 4 years on a separate self-contained basis.

10. I depose as above of my own knowledge AND make this solemn declaration conscientiously believing the same to be true and by virtue of the Statutory Declarations Act 1835.

Declared by MOHAMMAD ALI)

At 244B Edgware Road W2 1DS)

this 3rd day of August 2023)

Before me,)

A Solicitor/Commissioner for Oaths

NVZHAT DUNN
Solicitor

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