STATUTORY DECLARATIONS ACT 1835

IN THE MATTER OF AN APPLICATION FOR A

LAWFUL DEVELOPMENT CERTIFICATE FOR THE USE THE USE OF A BUILDING AS A HOUSE IN MULITPLE OCCUPATION

35, DEARDON WAY, SHINFIELD, RG2 9HF

STATUTORY DECLARATION

OF

MATT ELLIS

I, Matt Ellis of [redacted], DO HEREBY SOLEMNLY AND SINCERELY DECLARE as follows: -

1) I am a Partner in the Accountancy Practice of LFM Accountants, The Stables, 23b Lenten Street, Alton, Hampshire GU34 1HG. Number 35, Deardon Way Shinfield RG2 9HF ("The Property")

2) This Declaration supports an application for a Certificate of Lawful Existing Use or Development ('CLEUD') to the Local Planning Authority, Wokingham Borough Council, in respect of the use of the "Property" as a House in Multiple Occupation (HMO) being occupied.

3) I know that the "Property" is managed by Stone Place Management Limited, a company for whom LFM have acted as Accountants since 2004, I (and LFM) continue to act in this capacity.

4) Based on the information with which I have been provided and my knowledge of the business undertaken by Stone Place Management Limited, for the purposes of preparing the accounts, I know that 35 Deardon Road has been and continues to be part of the portfolio of properties let by Stone Place Management, being owned by Mr Christian Goldsborough and this is shown in the Accounts.

5) Throughout this period, the rental income generated from "The Property" has been recorded and reported within the company's accounting records. "The Property" has been rented from Mr Christian Goldsborough and subsequently let out as an HMO. I can confirm that "The Property" has 7 bedrooms and has since 2004 accommodated up to 7 persons as tenants.

6) I can confirm that "the Property" has been occupied in the manner described in the preceding paragraphs throughout the time period as stated namely from June 2005 to date.

I MAKE This SOLEMN DECLARATION conscientiously believing the same to be true, and by virtue of the provisions of the Statutory Declarations Act 1835.

Declared at

this 22 **day of** SEPTEMBER **20**26.

[redacted]

Signature of Declarant

Before me [redacted]

Signature [redacted]

A Commissioner for Oaths/Solicitor

Bookers & Bolton Solicitors
88 Normandy Street
Alton
GU34 1DH