

37 Hampden Road: Evidence Schedule for Lawful Use

1. Unit-by-Unit Evidence Summary

Unit	Current/Recent Tenant	Earliest Evidence	Continuous Trail Notes
Flat 1/2	Francisco Serrano Velasco	20/01/2024	Recent AST; supported by 2025 EICR and EPC.
Flat 3/4	Leon Piper	28/05/2012	Continuous ASTs and S21 notices spanning 13 years (2012–2025).
Flat 4	N/A	04/03/2025	Deposit and EPC records from early 2025.
Flat 5	Gero Sanzone	01/07/2024	12-month AST; supported by 2025 EPC.
Flat 6	N/A	02/09/2002	Historic Use. Evidence of multi-unit use dating back 23 years.
Flat 7	Flori Mone	08/05/2016	9-year trail established through ASTs and recent 2025 deposit.

2. Detailed Chronological Evidence Log

Flat 3 or 4

This unit provides the most comprehensive proof of continuous multi-unit/HMO residential use:

- **2012 – 2013:** Rental form & AST (28/05/12); Section 21 Notice (27/05/13)
- **2013 – 2015:** AST (27/05/13); AST (27/05/14)
- **2016 – 2018:** AST (27/05/16); AST (27/05/17)
- **2019 – 2021:** Section 21 (27/05/19); AST (28/05/20); Section 21 (28/05/21)
- **2022 – 2024:** AST (28/05/22); AST (28/05/23); AST (28/05/24)
- **2025:** Current AST (Leon Piper) starting 27/05/25; Deposit & EPC (March/April 2025)

Flat 6 (Long-Term Historic Use)

- **Initial Period:** ASTs dated 02/09/2002 and 27/01/2009.
- **Maintenance Period:** Consecutive ASTs for 2010, 2011 (Jan & July), 2012, and 2016.
- **Current:** Latest AST dated 12/01/2025 and 2025 EPC.

Flat 7

- **Historical:** AST (Flori Mone) 08/05/2016.
- **Current:** New AST (Flori Mone) 10/05/2025; Deposit & EPC (March 2025).