

Brett & Shane Benson

Branebox Ltd

23 July 2024

**31 Tower St, Barnsley S70 IQS**

**Ownership History**

- Purchased property 24th July 2019 by Shane and Brett Benson through

Branebox Ltd

- Renovated property Aug-Nov 2019 full internal renovation to update fixtures, finishes, layout and legal requirement for a HMO to operate from.
- Began renting property as a 4 Bed HMO from December 2019
- Property has been rented as a 4 Bed HMO continuously from December 2019 till now.

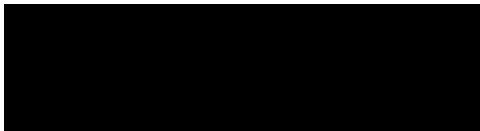
**Rental History**

- On average the occupancy rate would be around 50% for that period of time, during covid being a quite time to keep the rooms rented. Prior to the current tenants, a company rented the whole property to let out to nurses working in Barnsley up until that company ended the contract.
- Currently rented out to a Paul Murray at Fit Out UK Ltd who supplies the rooms for workers in Barnsley.
- The maximum occupancy is four persons across four separate bedrooms.
- The property is managed by Beecroft Estates in Barnsley who manage all aspects of the property and maintain and record the relevant requirements for the property to operate as a HMO.

## **Evidence**

- Attached outside of this statement is a full rental history through, tenancy agreements and rental statement from Dec 2019 up until July 2024.
- Within those Tenancy agreements are all relevant safety checks and evidence of legal requirements being upheld throughout our time as owners and operating as an HMO.

Kind Regards



Brett Benson - Owner