

Rental Invoices and Clarity of Records

To ensure clarity and avoid any confusion or ambiguity for third-party readers or decision-makers, rental invoices have been issued by the independent managing agent, Wrights Residential, and are carefully structured to facilitate third-party review by clearly highlighting essential details:

- **Landlords Name:** Paul Williams
- **Landlord Address:** The Coach House, 489A Semington Road, Melksham, SN12 6DR
- **Rental Property Address:** 489 Semington Road, Melksham, SN12 6DR (this is found directly below where it's addressed "Dear Mr. Williams")
- **Tenant Names:** Occupant Jodie Cripps – Arrears Payments Rebecca Soady.
- **Covering Report Period:** 489 rent invoices from 27th Dec 2023 to 6th May 2025

Invoices are generally issued on a monthly basis; however, at 489 Semington Road, instances of missed payments led to delayed or adjusted statements, with smaller amounts subsequently recorded to reconcile outstanding arrears. This resulted in a period of overlapping rental payments, during which Jodie Cripps was the sole occupant.

The arrangement is fully documented through the submitted Assured Shorthold Tenancy (AST) agreements and rent invoices, reflecting a transitional phase in which arrears were being settled while a new tenancy commenced.

This comprehensive analysis provides clear and compelling evidence of the separate and continuous residential use of both The Annex and the main dwelling at 489 Semington Road, thereby reinforcing the case for the issuance of a Certificate of Lawful Use or Development (CLUED).



Wrights Residential
24 Fore Street
Trowbridge
Wiltshire
BA14 8ER

Tel: 01225 755553

E-Mail: enquiries@wrightsresidential.co.uk

04 January 2024

Mr Paul Williams
The Coach House
489A Semington Road
Melksham
Wiltshire
SN12 6DR

Dear Mr Williams,

489 Semington Road, Melksham, SN12 6DR

We have paid you [REDACTED] on 4th January 2024.

This is made up as follows:

Monies Received:

Date	Description	Amount
04 January 2024	Mrs Rebecca Soady - Rent Receipt for the period 13 May 2023 to 31 July 2023	[REDACTED]

Less Sales Invoices:

Date	Description	Invoice Number	Amount
04 January 2024	489 Semington Road Melksham Wiltshire SN12 6DR - 10.00% Management Fee	55291	[REDACTED]

Total Deducted: [REDACTED]



Wrights Residential
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19 January 2024

Mr Paul Williams
The Coach House
489A Semington Road
Melksham
Wiltshire
SN12 6DR

Dear Mr Williams,

489 Semington Road, Melksham, SN12 6DR

We have paid you [REDACTED] on 19th January 2024.

This is made up as follows:

Monies Received:

Date	Description	Amount
19 January 2024	Mrs Rebecca Soady - Rent Receipt for the period 13 May 2023 to 31 July 2023	[REDACTED]

Less Sales Invoices:

Date	Description	Invoice Number	Amount
19 January 2024	489 Semington Road Melksham Wiltshire SN12 6DR - 10.00% Management Fee	55539	[REDACTED]

Total Deducted: [REDACTED]



Wrights Residential
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23 January 2024

Mr Paul Williams
The Coach House
489A Semington Road
Melksham
Wiltshire
SN12 6DR

Dear Mr Williams,

489 Semington Road, Melksham, SN12 6DR

We have paid you [REDACTED] on 23rd January 2024.

This is made up as follows:

Monies Received:

Date	Description	Amount
23 January 2024	Mrs Jodie Cripps - Rent Receipt for the period 22 January 2024 to 21 February 2024	[REDACTED]

Less Sales Invoices:

Date	Description	Invoice Number	Amount
23 January 2024	489 Semington Road Melksham Wiltshire SN12 6DR - 10.00% Management Fee	55596	[REDACTED]

Total Deducted: [REDACTED]



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02 February 2024

Mr Paul Williams
The Coach House
489A Semington Road
Melksham
Wiltshire
SN12 6DR

Dear Mr Williams,

489 Semington Road, Melksham, SN12 6DR

We have paid you [REDACTED] on 2nd February 2024.

This is made up as follows:

Monies Received:

Date	Description	Amount
02 February 2024	Mrs Rebecca Soady - Rent Receipt for the period 13 May 2023 to 31 July 2023	[REDACTED]

Less Sales Invoices:

Date	Description	Invoice Number	Amount
02 February 2024	489 Semington Road Melksham Wiltshire SN12 6DR - 10.00% Management Fee	55862	[REDACTED]

Total Deducted: [REDACTED]



Wrights Residential
24 Fore Street
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20 February 2024

Mr Paul Williams
The Coach House
489A Semington Road
Melksham
Wiltshire
SN12 6DR

Dear Mr Williams,

489 Semington Road, Melksham, SN12 6DR

We have paid you [REDACTED] on 20th February 2024.

This is made up as follows:

Monies Received:

Date	Description	Amount
20 February 2024	Mrs Rebecca Soady - Rent Receipt for the period 13 May 2023 to 31 July 2023	[REDACTED]

Less Sales Invoices:

Date	Description	Invoice Number	Amount
20 February 2024	489 Semington Road Melksham Wiltshire SN12 6DR - 10.00% Management Fee	56179	[REDACTED]

Total Deducted: [REDACTED]



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Mr Paul Williams
The Coach House
489A Semington Road
Melksham
Wiltshire
SN12 6DR

22 February 2024

Dear Mr Williams,

489 Semington Road, Melksham, SN12 6DR

We have paid you [REDACTED] on 22nd February 2024.

This is made up as follows:

Monies Received:

Date	Description	Amount
22 February 2024	Mrs Jodie Cripps - Rent Receipt for the period 22 February 2024 to 21 March 2024	[REDACTED]

Less Sales Invoices:

Date	Description	Invoice Number	Amount
22 February 2024	489 Semington Road Melksham Wiltshire SN12 6DR - 10.00% Management Fee	56197	[REDACTED]

Total Deducted: [REDACTED]



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Mr Paul Williams
The Coach House
489A Semington Road
Melksham
Wiltshire
SN12 6DR

01 March 2024

Dear Mr Williams,

489 Semington Road, Melksham, SN12 6DR

We have paid you [REDACTED] on 1st March 2024.

This is made up as follows:

Monies Received:

Date	Description	Amount
01 March 2024	Mrs Rebecca Soady - Rent Receipt for the period 13 May 2023 to 31 July 2023	[REDACTED]

Less Sales Invoices:

Date	Description	Invoice Number	Amount
01 March 2024	489 Semington Road Melksham Wiltshire SN12 6DR - 10.00% Management Fee	56413	[REDACTED]

Total Deducted: [REDACTED]



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Mr Paul Williams
The Coach House
489A Semington Road
Melksham
Wiltshire
SN12 6DR

20 March 2024

Dear Mr Williams,

489 Semington Road, Melksham, SN12 6DR

We have paid you [REDACTED] on 20th March 2024.

This is made up as follows:

Monies Received:

Date	Description	Amount
20 March 2024	Mrs Rebecca Soady - Rent Receipt for the period 13 May 2023 to 31 July 2023	[REDACTED]

Less Sales Invoices:

Date	Description	Invoice Number	Amount
20 March 2024	489 Semington Road Melksham Wiltshire SN12 6DR - 10.00% Management Fee	56853	[REDACTED]

Total Deducted: [REDACTED]



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Mr Paul Williams
The Coach House
489A Semington Road
Melksham
Wiltshire
SN12 6DR

22 March 2024

Dear Mr Williams,

489 Semington Road, Melksham, SN12 6DR

We have paid you [REDACTED] on 22nd March 2024.

This is made up as follows:

Monies Received:

Date	Description	Amount
22 March 2024	Mrs Jodie Cripps - Rent Receipt for the period 22 March 2024 to 21 April 2024	[REDACTED]

Less Sales Invoices:

Date	Description	Invoice Number	Amount
22 March 2024	489 Semington Road Melksham Wiltshire SN12 6DR - 10.00% Management Fee	56883	[REDACTED]

Total Deducted: [REDACTED]



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Mr Paul Williams
The Coach House
489A Semington Road
Melksham
Wiltshire
SN12 6DR

27 March 2024

Dear Mr Williams,

489 Semington Road, Melksham, SN12 6DR

We have paid you [REDACTED] on 27th March 2024.

This is made up as follows:

Monies Received:

Date	Description	Amount
27 March 2024	Mrs Rebecca Soady - Rent Receipt for the period 13 May 2023 to 31 July 2023	[REDACTED]

Less Sales Invoices:

Date	Description	Invoice Number	Amount
27 March 2024	489 Semington Road Melksham Wiltshire SN12 6DR - 10.00% Management Fee	56931	[REDACTED]

Total Deducted: [REDACTED]



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Mr Paul Williams
The Coach House
489A Semington Road
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SN12 6DR

19 April 2024

Dear Mr Williams,

489 Semington Road, Melksham, SN12 6DR

We have paid you [REDACTED] on 19th April 2024.

This is made up as follows:

Monies Received:

Date	Description	Amount
19 April 2024	Mrs Rebecca Soady - Rent Receipt for the period 13 May 2023 to 31 July 2023	[REDACTED]

Less Sales Invoices:

Date	Description	Invoice Number	Amount
19 April 2024	489 Semington Road Melksham Wiltshire SN12 6DR - 10.00% Management Fee	57461	[REDACTED]

Total Deducted: [REDACTED]



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Mr Paul Williams
The Coach House
489A Semington Road
Melksham
Wiltshire
SN12 6DR

25 April 2024

Dear Mr Williams,

489 Semington Road, Melksham, SN12 6DR

We have paid you [REDACTED] on 25th April 2024.

This is made up as follows:

Monies Received:

Date	Description	Amount
24 April 2024	Mrs Jodie Cripps - Rent Receipt for the period 22 April 2024 to 21 May 2024	[REDACTED]

Less Sales Invoices:

Date	Description	Invoice Number	Amount
24 April 2024	489 Semington Road Melksham Wiltshire SN12 6DR - 10.00% Management Fee	57549	[REDACTED]

Total Deducted: [REDACTED]



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Mr Paul Williams
The Coach House
489A Semington Road
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SN12 6DR

24 April 2024

Dear Mr Williams,

489 Semington Road, Melksham, SN12 6DR

We have paid you [REDACTED] on 24th April 2024.

This is made up as follows:

Monies Received:

Date	Description	Amount
24 April 2024	Mrs Rebecca Soady - Rent Receipt for the period 13 May 2023 to 31 July 2023	[REDACTED]

Less Sales Invoices:

Date	Description	Invoice Number	Amount
24 April 2024	489 Semington Road Melksham Wiltshire SN12 6DR - 10.00% Management Fee	57533	[REDACTED]

Total Deducted: [REDACTED]



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Mr Paul Williams
The Coach House
489A Semington Road
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SN12 6DR

23 May 2024

Dear Mr Williams,

489 Semington Road, Melksham, SN12 6DR

We have paid you [REDACTED] on 23rd May 2024.

This is made up as follows:

Monies Received:

Date	Description	Amount
23 May 2024	Mrs Jodie Cripps - Rent Receipt for the period 22 May 2024 to 21 June 2024	[REDACTED]

Less Sales Invoices:

Date	Description	Invoice Number	Amount
23 May 2024	489 Semington Road Melksham Wiltshire SN12 6DR - 10.00% Management Fee	58193	[REDACTED]

Total Deducted: [REDACTED]



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Mr Paul Williams
The Coach House
489A Semington Road
Melksham
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SN12 6DR

19 June 2024

Dear Mr Williams,

489 Semington Road, Melksham, SN12 6DR

We have paid you [REDACTED] on 19th June 2024.

This is made up as follows:

Monies Received:

Date	Description	Amount
19 June 2024	Mrs Rebecca Soady - Rent Receipt for the period 13 May 2023 to 31 July 2023	[REDACTED]

Less Sales Invoices:

Date	Description	Invoice Number	Amount
19 June 2024	489 Semington Road Melksham Wiltshire SN12 6DR - 10.00% Management Fee	58803	[REDACTED]

Total Deducted: [REDACTED]



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Mr Paul Williams
The Coach House
489A Semington Road
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SN12 6DR

24 June 2024

Dear Mr Williams,

489 Semington Road, Melksham, SN12 6DR

We have paid you [REDACTED] on 24th June 2024.

This is made up as follows:

Monies Received:

Date	Description	Amount
22 June 2024	Mrs Jodie Cripps - Rent Receipt for the period 22 June 2024 to 21 July 2024	[REDACTED]

Less Sales Invoices:

Date	Description	Invoice Number	Amount
22 June 2024	489 Semington Road Melksham Wiltshire SN12 6DR - 10.00% Management Fee	58844	[REDACTED]

Total Deducted: [REDACTED]



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Mr Paul Williams
The Coach House
489A Semington Road
Melksham
Wiltshire
SN12 6DR

27 June 2024

Dear Mr Williams,

489 Semington Road, Melksham, SN12 6DR

We have paid you [REDACTED] on 27th June 2024.

This is made up as follows:

Monies Received:

Date	Description	Amount
27 June 2024	Mrs Rebecca Soady - Rent Receipt for the period 13 May 2023 to 31 July 2023	[REDACTED]

Less Sales Invoices:

Date	Description	Invoice Number	Amount
27 June 2024	489 Semington Road Melksham Wiltshire SN12 6DR - 10.00% Management Fee	58928	[REDACTED]

Total Deducted: [REDACTED]



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Mr Paul Williams
The Coach House
489A Semington Road
Melksham
Wiltshire
SN12 6DR

19 July 2024

Dear Mr Williams,

489 Semington Road, Melksham, SN12 6DR

We have paid you [REDACTED] on 19th July 2024.

This is made up as follows:

Monies Received:

Date	Description	Amount
19 July 2024	Mrs Rebecca Soady - Rent Receipt for the period 13 May 2023 to 31 July 2023	[REDACTED]

Less Sales Invoices:

Date	Description	Invoice Number	Amount
19 July 2024	489 Semington Road Melksham Wiltshire SN12 6DR - 10.00% Management Fee	59424	[REDACTED]

Total Deducted: [REDACTED]



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Mr Paul Williams
The Coach House
489A Semington Road
Melksham
Wiltshire
SN12 6DR

22 July 2024

Dear Mr Williams,

489 Semington Road, Melksham, SN12 6DR

We have paid you [REDACTED] on 22nd July 2024.

This is made up as follows:

Monies Received:

Date	Description	Amount
22 July 2024	Mrs Jodie Cripps - Rent Receipt for the period 22 July 2024 to 21 August 2024	[REDACTED]

Less Sales Invoices:

Date	Description	Invoice Number	Amount
22 July 2024	489 Semington Road Melksham Wiltshire SN12 6DR - 10.00% Management Fee	59463	[REDACTED]

Total Deducted: [REDACTED]



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Mr Paul Williams
The Coach House
489A Semington Road
Melksham
Wiltshire
SN12 6DR

01 August 2024

Dear Mr Williams,

489 Semington Road, Melksham, SN12 6DR

We have paid you [REDACTED] on 1st August 2024.

This is made up as follows:

Monies Received:

Date	Description	Amount
01 August 2024	Mrs Rebecca Soady - Rent Receipt for the period 13 May 2023 to 31 July 2023	[REDACTED]

Less Sales Invoices:

Date	Description	Invoice Number	Amount
01 August 2024	489 Semington Road Melksham Wiltshire SN12 6DR - 10.00% Management Fee	59736	[REDACTED]

Total Deducted: [REDACTED]



Wrights Residential
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22 August 2024

Mr Paul Williams
The Coach House
489A Semington Road
Melksham
Wiltshire
SN12 6DR

Dear Mr Williams,

489 Semington Road, Melksham, SN12 6DR

We have paid you [REDACTED] on 22nd August 2024.

This is made up as follows:

Monies Received:

Date	Description	Amount
22 August 2024	Mrs Jodie Cripps - Rent Receipt for the period 22 August 2024 to 21 September 2024	[REDACTED]

Less Sales Invoices:

Date	Description	Invoice Number	Amount
22 August 2024	489 Semington Road Melksham Wiltshire SN12 6DR - 10.00% Management Fee	60147	[REDACTED]

Total Deducted: [REDACTED]



Wrights Residential
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23 September 2024

Mr Paul Williams
The Coach House
489A Semington Road
Melksham
Wiltshire
SN12 6DR

Dear Mr Williams,

489 Semington Road, Melksham, SN12 6DR

We have paid you [REDACTED] on 23rd September 2024.

This is made up as follows:

Monies Received:

Date	Description	Amount
23 September 2024	Mrs Jodie Cripps - Rent Receipt for the period 22 September 2024 to 21 October 2024	[REDACTED]

Less Sales Invoices:

Date	Description	Invoice Number	Amount
23 September 2024	489 Semington Road Melksham Wiltshire SN12 6DR - 10.00% Management Fee	60798	[REDACTED]

Total Deducted: [REDACTED]



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Mr Paul Williams
The Coach House
489A Semington Road
Melksham
Wiltshire
SN12 6DR

25 October 2024

Dear Mr Williams,

489 Semington Road, Melksham, SN12 6DR

We have paid you [REDACTED] on 25th October 2024.

This is made up as follows:

Monies Received:

Date	Description	Amount
25 October 2024	Mrs Jodie Cripps - Rent Receipt for the period 22 October 2024 to 02 November 2024	[REDACTED]

Less Sales Invoices:

Date	Description	Invoice Number	Amount
25 October 2024	489 Semington Road Melksham Wiltshire SN12 6DR - 10.00% Management Fee	61530	[REDACTED]

Total Deducted: [REDACTED]



Wrights Residential
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Wiltshire
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05 November 2024

Mr Paul Williams
The Coach House
489A Semington Road
Melksham
Wiltshire
SN12 6DR

Dear Mr Williams,

489 Semington Road, Melksham, SN12 6DR

We have paid you [REDACTED] on 5th November 2024.

This is made up as follows:

Monies Received:

Date	Description	Amount
04 November 2024	Mrs Jodie Cripps - Rent Receipt for the period 22 October 2024 to 02 November 2024	[REDACTED]
04 November 2024	Mrs Jodie Cripps - Rent Receipt for the period 03 November 2024 to 02 December 2024	[REDACTED]

Less Sales Invoices:

Date	Description	Invoice Number	Amount
04 November 2024	489 Semington Road Melksham Wiltshire SN12 6DR - 10.00% Management Fee	61873	[REDACTED]
04 November 2024	489 Semington Road Melksham Wiltshire SN12 6DR - 10.00% Management Fee	61874	[REDACTED]

Total Deducted: [REDACTED]



Wrights Residential
24 Fore Street
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04 December 2024

Mr Paul Williams
The Coach House
489A Semington Road
Melksham
Wiltshire
SN12 6DR

Dear Mr Williams,

489 Semington Road, Melksham, SN12 6DR

We have paid you [REDACTED] on 4th December 2024.

This is made up as follows:

Monies Received:

Date	Description	Amount
03 December 2024	Mrs Jodie Cripps - Rent Receipt for the period 03 December 2024 to 02 January 2025	[REDACTED]

Less Sales Invoices:

Date	Description	Invoice Number	Amount
03 December 2024	489 Semington Road Melksham Wiltshire SN12 6DR - 10.00% Management Fee	62512	[REDACTED]

Total Deducted: [REDACTED]



Wrights Residential
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04 February 2025

Mr Paul Williams
The Coach House
489A Semington Road
Melksham
Wiltshire
SN12 6DR

Dear Mr Williams,

489 Semington Road, Melksham, SN12 6DR

We have paid you [REDACTED] on 4th February 2025.

This is made up as follows:

Monies Received:

Date	Description	Amount
03 February 2025	Mrs Jodie Cripps - Rent Receipt for the period 03 February 2025 to 02 March 2025	[REDACTED]

Less Sales Invoices:

Date	Description	Invoice Number	Amount
03 February 2025	489 Semington Road Melksham Wiltshire SN12 6DR - 10.00% Management Fee	63901	[REDACTED]

Total Deducted: [REDACTED]



Wrights Residential
24 Fore Street
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Wiltshire
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05 March 2025

Mr Paul Williams
The Coach House
489A Semington Road
Melksham
Wiltshire
SN12 6DR

Dear Mr Williams,

489 Semington Road, Melksham, SN12 6DR

We have paid you [REDACTED] on 5th March 2025.

This is made up as follows:

Monies Received:

Date	Description	Amount
05 March 2025	Mrs Jodie Cripps - Rent Receipt for the period 03 March 2025 to 02 April 2025	[REDACTED]

Less Sales Invoices:

Date	Description	Invoice Number	Amount
05 March 2025	489 Semington Road Melksham Wiltshire SN12 6DR - 10.00% Management Fee	64643	[REDACTED]

Total Deducted: [REDACTED]



Wrights Residential
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04 April 2025

Mr Paul Williams
The Coach House
489A Semington Road
Melksham
Wiltshire
SN12 6DR

Dear Mr Williams,

489 Semington Road, Melksham, SN12 6DR

We have paid you [REDACTED] on 4th April 2025.

This is made up as follows:

Monies Received:

Date	Description	Amount
04 April 2025	Mrs Jodie Cripps - Rent Receipt for the period 03 April 2025 to 02 May 2025	[REDACTED]

Less Sales Invoices:

Date	Description	Invoice Number	Amount
04 April 2025	489 Semington Road Melksham Wiltshire SN12 6DR - 10.00% Management Fee	65306	[REDACTED]

Total Deducted: [REDACTED]



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Mr Paul Williams
The Coach House
489A Semington Road
Melksham
Wiltshire
SN12 6DR
Dear Mr Williams,

06 May 2025

489 Semington Road, Melksham, SN12 6DR

We have paid you [REDACTED] on 6th May 2025.

This is made up as follows:

Monies Received:

Date	Description	Amount
06 May 2025	Mrs Jodie Cripps - Rent Receipt for the period 03 January 2025 to 02 February 2025	[REDACTED]
06 May 2025	Mrs Jodie Cripps - Rent Receipt for the period 03 May 2025 to 02 June 2025	[REDACTED]

Less Sales Invoices:

Date	Description	Invoice Number	Amount
06 May 2025	489 Semington Road Melksham Wiltshire SN12 6DR - 10.00% Management Fee	66000	[REDACTED]
06 May 2025	489 Semington Road Melksham Wiltshire SN12 6DR - 10.00% Management Fee	66001	[REDACTED]

Total Deducted: [REDACTED]