

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:** The Annex, 489 Semington Road, Melksham, SN12 6DR (this is found directly below where it's addressed "Dear Mr. Williams")
- **Tenant name:** Ionel Gusu.
- **Covering Report Period:** The Annex rent invoices from 27th Dec 2023 to Current Day

Invoices are issued monthly, with all payments completed on time.

This comprehensive analysis provides clear and compelling evidence of the separate and continuous residential use of The Annex, 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

27 December 2023

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

Dear Mr Williams,

The Annexe, 489, Semington Road, Melksham, SN12 6DR

We have paid you [REDACTED] on 27th December 2023.

This is made up as follows:

Monies Received:

Date	Description	Amount
27 December 2023	Mr Gusu Ionei - Rent Receipt for the period 27 December 2023 to 26 January 2024	[REDACTED]

Less Sales Invoices:

Date	Description	Invoice Number	Amount
27 December 2023	The Annexe, 489 Semington Road Melksham Wiltshire SN12 6DR - 10.00% Management Fee	54989	[REDACTED]

Total Deducted: [REDACTED]



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29 January 2024

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

Dear Mr Williams,

The Annexe, 489, Semington Road, Melksham, SN12 6DR

We have paid you [REDACTED] on 29th January 2024.

This is made up as follows:

Monies Received:

Date	Description	Amount
28 January 2024	Mr Ionel Gusu - Rent Receipt for the period 27 January 2024 to 26 February 2024	[REDACTED]

Less Sales Invoices:

Date	Description	Invoice Number	Amount
28 January 2024	The Annexe, 489 Semington Road Melksham Wiltshire SN12 6DR - 10.00% Management Fee	55653	[REDACTED]

Total Deducted: [REDACTED]



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27 February 2024

Mr Paul Williams
The Coach House
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Wiltshire
SN12 6DR

Dear Mr Williams,

The Annexe, 489, Semington Road, Melksham, SN12 6DR

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

This is made up as follows:

Monies Received:

Date	Description	Amount
27 February 2024	Mr Ionei Gusu - Rent Receipt for the period 27 February 2024 to 26 March 2024	[REDACTED]

Less Sales Invoices:

Date	Description	Invoice Number	Amount
27 February 2024	The Annexe, 489 Semington Road Melksham Wiltshire SN12 6DR - 10.00% Management Fee	56275	[REDACTED]

Total Deducted: [REDACTED]



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27 March 2024

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The Coach House
489A Semington Road
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SN12 6DR

Dear Mr Williams,

The Annexe, 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	Mr lonel Gusu - Rent Receipt for the period 27 March 2024 to 26 April 2024	[REDACTED]

Less Sales Invoices:

Date	Description	Invoice Number	Amount
27 March 2024	The Annexe, 489 Semington Road Melksham Wiltshire SN12 6DR - 10.00% Management Fee	56941	[REDACTED]

Total Deducted: [REDACTED]



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29 April 2024

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The Coach House
489A Semington Road
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Wiltshire
SN12 6DR

Dear Mr Williams,

The Annexe, 489, Semington Road, Melksham, SN12 6DR

We have paid you [REDACTED] on 29th April 2024.

This is made up as follows:

Monies Received:

Date	Description	Amount
27 April 2024	Mr Ionel Gusu - Rent Receipt for the period 27 April 2024 to 26 May 2024	[REDACTED]

Less Sales Invoices:

Date	Description	Invoice Number	Amount
27 April 2024	The Annexe, 489 Semington Road Melksham Wiltshire SN12 6DR - 10.00% Management Fee	57584	[REDACTED]

Total Deducted: [REDACTED]



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28 May 2024

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The Coach House
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SN12 6DR

Dear Mr Williams,

The Annexe, 489, Semington Road, Melksham, SN12 6DR

We have paid you [REDACTED] on 28th May 2024.

This is made up as follows:

Monies Received:

Date	Description	Amount
28 May 2024	Mr lonel Gusu - Rent Receipt for the period 27 May 2024 to 26 June 2024	[REDACTED]

Less Sales Invoices:

Date	Description	Invoice Number	Amount
28 May 2024	The Annexe, 489 Semington Road Melksham Wiltshire SN12 6DR - 10.00% Management Fee	58283	[REDACTED]

Total Deducted: [REDACTED]



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27 June 2024

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The Coach House
489A Semington Road
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Dear Mr Williams,

The Annexe, 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	Mr lonel Gusu - Rent Receipt for the period 27 June 2024 to 26 July 2024	[REDACTED]

Less Sales Invoices:

Date	Description	Invoice Number	Amount
27 June 2024	The Annexe, 489 Semington Road Melksham Wiltshire SN12 6DR - 10.00% Management Fee	58925	[REDACTED]

Total Deducted: [REDACTED]



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29 July 2024

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The Coach House
489A Semington Road
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Dear Mr Williams,

The Annexe, 489, Semington Road, Melksham, SN12 6DR

We have paid you [REDACTED] on 29th July 2024.

This is made up as follows:

Monies Received:

Date	Description	Amount
29 July 2024	Mr lonel Gusu - Rent Receipt for the period 27 July 2024 to 26 August 2024	[REDACTED]

Less Sales Invoices:

Date	Description	Invoice Number	Amount
29 July 2024	The Annexe, 489 Semington Road Melksham Wiltshire SN12 6DR - 10.00% Management Fee	59597	[REDACTED]

Total Deducted: [REDACTED]



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27 August 2024

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The Coach House
489A Semington Road
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SN12 6DR

Dear Mr Williams,

The Annexe, 489, Semington Road, Melksham, SN12 6DR

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

This is made up as follows:

Monies Received:

Date	Description	Amount
27 August 2024	Mr lonel Gusu - Rent Receipt for the period 27 August 2024 to 26 September 2024	[REDACTED]

Less Sales Invoices:

Date	Description	Invoice Number	Amount
27 August 2024	The Annexe, 489 Semington Road Melksham Wiltshire SN12 6DR - 10.00% Management Fee	60212	[REDACTED]

Total Deducted: [REDACTED]



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27 September 2024

Mr Paul Williams
The Coach House
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Dear Mr Williams,

The Annexe, 489, Semington Road, Melksham, SN12 6DR

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

This is made up as follows:

Monies Received:

Date	Description	Amount
27 September 2024	Mr Ionel Gusu - Rent Receipt for the period 27 September 2024 to 26 October 2024	[REDACTED]

Less Sales Invoices:

Date	Description	Invoice Number	Amount
27 September 2024	The Annexe, 489 Semington Road Melksham Wiltshire SN12 6DR - 10.00% Management Fee	60909	[REDACTED]

Total Deducted: [REDACTED]



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SN12 6DR

28 October 2024

Dear Mr Williams,

The Annexe, 489, Semington Road, Melksham, SN12 6DR

We have paid you [REDACTED] on 28th October 2024.

This is made up as follows:

Monies Received:

Date	Description	Amount
28 October 2024	Mr Ionel Gusu - Rent Receipt for the period 27 October 2024 to 26 November 2024	[REDACTED]

Less Sales Invoices:

Date	Description	Invoice Number	Amount
28 October 2024	The Annexe, 489 Semington Road Melksham Wiltshire SN12 6DR - 10.00% Management Fee	61550	[REDACTED]

Total Deducted: [REDACTED]



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29 November 2024

Mr Paul Williams
The Coach House
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Dear Mr Williams,

The Annexe, 489, Semington Road, Melksham, SN12 6DR

We have paid you [REDACTED] on 29th November 2024.

This is made up as follows:

Monies Received:

Date	Description	Amount
29 November 2024	Mr Lionel Gusu - Rent Receipt for the period 27 November 2024 to 26 December 2024	[REDACTED]

Less Sales Invoices:

Date	Description	Invoice Number	Amount
29 November 2024	The Annexe, 489 Semington Road Melksham Wiltshire SN12 6DR - 10.00% Management Fee	62265	[REDACTED]

Total Deducted: [REDACTED]



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30 December 2024

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

The Annexe, 489, Semington Road, Melksham, SN12 6DR

We have paid you [REDACTED] on 30th December 2024.

This is made up as follows:

Monies Received:

Date	Description	Amount
24 December 2024	Mr Ionel Gusu - Rent Receipt for the period 27 December 2024 to 26 January 2025	[REDACTED]

Less Sales Invoices:

Date	Description	Invoice Number	Amount
24 December 2024	The Annexe, 489 Semington Road Melksham Wiltshire SN12 6DR - 10.00% Management Fee	62942	[REDACTED]

Total Deducted: [REDACTED]



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27 January 2025

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Dear Mr Williams,

The Annexe, 489, Semington Road, Melksham, SN12 6DR

We have paid you [REDACTED] on 27th January 2025.

This is made up as follows:

Monies Received:

Date	Description	Amount
27 January 2025	Mr Ionel Gusu - Rent Receipt for the period 27 January 2025 to 26 February 2025	[REDACTED]

Less Sales Invoices:

Date	Description	Invoice Number	Amount
27 January 2025	The Annexe, 489 Semington Road Melksham Wiltshire SN12 6DR - 10.00% Management Fee	63610	[REDACTED]

Total Deducted: [REDACTED]



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28 February 2025

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The Coach House
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Dear Mr Williams,

The Annexe, 489, Semington Road, Melksham, SN12 6DR

We have paid you [REDACTED] on 28th February 2025.

This is made up as follows:

Monies Received:

Date	Description	Amount
28 February 2025	Mr IoneI Gusu - Rent Receipt for the period 27 February 2025 to 26 March 2025	[REDACTED]

Less Sales Invoices:

Date	Description	Invoice Number	Amount
28 February 2025	The Annexe, 489 Semington Road Melksham Wiltshire SN12 6DR - 10.00% Management Fee	64380	[REDACTED]

Total Deducted: [REDACTED]



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28 March 2025

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The Coach House
489A Semington Road
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Dear Mr Williams,

The Annexe, 489, Semington Road, Melksham, SN12 6DR

We have paid you [REDACTED] on 28th March 2025.

This is made up as follows:

Monies Received:

Date	Description	Amount
28 March 2025	Mr lonel Gusu - Rent Receipt for the period 27 March 2025 to 26 April 2025	[REDACTED]

Less Sales Invoices:

Date	Description	Invoice Number	Amount
28 March 2025	The Annexe, 489 Semington Road Melksham Wiltshire SN12 6DR - 10.00% Management Fee	65028	[REDACTED]

Total Deducted: [REDACTED]



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29 April 2025

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489A Semington Road
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Dear Mr Williams,

The Annexe, 489, Semington Road, Melksham, SN12 6DR

We have paid you [REDACTED] on 29th April 2025.

This is made up as follows:

Monies Received:

Date	Description	Amount
29 April 2025	Mr Ionel Gusu - Rent Receipt for the period 27 April 2025 to 26 May 2025	[REDACTED]

Less Sales Invoices:

Date	Description	Invoice Number	Amount
29 April 2025	The Annexe, 489 Semington Road Melksham Wiltshire SN12 6DR - 10.00% Management Fee	65765	[REDACTED]

Total Deducted: [REDACTED]



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30 May 2025

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The Coach House
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Dear Mr Williams,

The Annexe, 489, Semington Road, Melksham, SN12 6DR

We have paid you [REDACTED] on 30th May 2025.

This is made up as follows:

Monies Received:

Date	Description	Amount
30 May 2025	Mr Ionel Gusu - Rent Receipt for the period 27 May 2025 to 26 June 2025	[REDACTED]

Less Sales Invoices:

Date	Description	Invoice Number	Amount
30 May 2025	The Annexe, 489 Semington Road Melksham Wiltshire SN12 6DR - 10.00% Management Fee	66490	[REDACTED]

Total Deducted: [REDACTED]



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27 June 2025

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The Coach House
489A Semington Road
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SN12 6DR

Dear Mr Williams,

The Annexe, 489, Semington Road, Melksham, SN12 6DR

We have paid you [REDACTED] on 27th June 2025.

This is made up as follows:

Monies Received:

Date	Description	Amount
27 June 2025	Mr Ionel Gusu - Rent Receipt for the period 27 June 2025 to 26 July 2025	[REDACTED]

Less Sales Invoices:

Date	Description	Invoice Number	Amount
27 June 2025	The Annexe, 489 Semington Road Melksham Wiltshire SN12 6DR - 10.00% Management Fee	67147	[REDACTED]

Total Deducted: [REDACTED]



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28 July 2025

Mr Paul Williams
The Coach House
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Dear Mr Williams,

The Annexe, 489, Semington Road, Melksham, SN12 6DR

We have paid you [REDACTED] on 28th July 2025.

This is made up as follows:

Monies Received:

Date	Description	Amount
28 July 2025	Mr Ionel Gusu - Rent Receipt for the period 27 July 2025 to 26 August 2025	[REDACTED]

Less Sales Invoices:

Date	Description	Invoice Number	Amount
28 July 2025	The Annexe, 489 Semington Road Melksham Wiltshire SN12 6DR - 10.00% Management Fee	67904	[REDACTED]

Total Deducted: [REDACTED]



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29 August 2025

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The Coach House
489A Semington Road
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Dear Mr Williams,

The Annexe, 489, Semington Road, Melksham, SN12 6DR

We have paid you [REDACTED] on 29th August 2025.

This is made up as follows:

Monies Received:

Date	Description	Amount
29 August 2025	Mr Ionel Gusu - Rent Receipt for the period 27 August 2025 to 26 September 2025	[REDACTED]

Less Sales Invoices:

Date	Description	Invoice Number	Amount
29 August 2025	The Annexe, 489 Semington Road Melksham Wiltshire SN12 6DR - 10.00% Management Fee	68585	[REDACTED]

Total Deducted: [REDACTED]



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29 September 2025

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The Coach House
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Dear Mr Williams,

The Annexe, 489, Semington Road, Melksham, SN12 6DR

We have paid you [REDACTED] on 29th September 2025.

This is made up as follows:

Monies Received:

Date	Description	Amount
29 September 2025	Mr Ionel Gusu - Rent Receipt for the period 27 September 2025 to 26 October 2025	[REDACTED]

Less Sales Invoices:

Date	Description	Invoice Number	Amount
29 September 2025	The Annexe, 489 Semington Road Melksham Wiltshire SN12 6DR - 10.00% Management Fee	69256	[REDACTED]

Total Deducted: [REDACTED]