

STATUTORY DECLARATION

of

Michele Giallombardo

I, Michele Giallombardo, of the Red Lion, Axford, Wiltshire SN8 2HA make do solemnly declare as follows:

1. I purchased the Red Lion Public House in December 2018.
2. I have been living at the Red Lion as my sole residence since 20th December 2018, as documented by the enclosed Council Tax Bill from Wiltshire Council dated 28/12/2018 and subsequent annual bills (Wiltshire Council ref. [REDACTED]).
3. The nature of residential use includes, but is not limited to, use of the property's bedrooms and bathrooms (first floor), pub kitchen, dining room, 'landlord's sitting room', 'pub sitting room/public bar area', WCs, pub entrance (ground floor), domestic storage areas (loft floor and outbuildings), pub car park and garden.
4. In July 2019, I commissioned the preparation and submission of a planning application for the change of use of the Red Lion to a restaurant and separate dwellinghouse (Wiltshire Council ref. 19/06774/FUL). The application was withdrawn in September 2019 following a negative reaction from the local community. I continued to live at the Red Lion as my sole residence during the consideration of the planning application and after its withdrawal.
5. As a result of the COVID-19 pandemic from early 2020 and its impact on the hospitality sector, I found myself in financial difficulty with no source of income. This in turn had a detrimental effect on my mental and physical health leaving me unfit and unable to work. I continued to live at the Red Lion as my sole residence during the pandemic.
6. In May 2022, under a lot of pressure from the local community and local planning authority, I decided to put the Red Lion on the market with Sidney Phillips who are property experts that specialise in the licensed trade. I continued to live at the Red Lion as my sole residence during and after the marketing period.
7. In December 2023, I accepted a verbal offer of [REDACTED] for the sale of the pub to a [REDACTED]. Unfortunately, the sale was not completed as [REDACTED] passed away unexpectedly in January 2024.
8. On 31st January 2024, I decided to remove the property from the market following receipt of the Enforcement Notice (Wiltshire Council ref. ENF/2022/00126) dated 11th January 2024. I lodged an appeal against the Enforcement Notice under PINS appeal ref. APP/Y3940/C/24/3357357. I continued to live at the Red Lion as my sole residence following the receipt of the Enforcement Notice.

9. The covering letter to the Enforcement Notice (Wiltshire Council ref. ENF/2022/00126) invited me to make a planning application for residential conversion of the property prior to the effective date of the Enforcement Notice (31st December 2024). I commissioned DPDS to prepare and submit an application for "Change of use of public house (including existing residential accommodation, car park and garden) to a single residential dwelling" (ref. PL/2024/10122) which was submitted on 8th November 2024. The application was refused on 4th March 2025, and this decision was appealed on 21st March 2025 under PINS appeal ref. APP/Y3940/W/25/3362810. The planning appeal was co-joined with the enforcement appeal ref. APP/Y3940/C/24/3357357. I continued to live at the Red Lion as my sole residence whilst both the planning and enforcement appeals were considered by PINS.
10. On 29th June 2026 both appeals were determined, resulting in the Enforcement Notice (Wiltshire Council ref. ENF/2022/00126) being quashed and the planning appeal being dismissed. I continue to live at the Red Lion as my sole residence following receipt of the appeal decisions.
11. I therefore can confirm that I have lived at the property from 20th December 2018 to the present day, and notably from 20th December 2018 to 11th January 2024 when Wiltshire Council served the Enforcement Notice (ref. ENF/2022/00126). This period of residency has therefore been continual, unbroken and unchallenged for a period in excess of 4 years.
12. I make this solemn declaration believing the same to be true and by virtue of the Statutory Declaration Act 1835.

Signed

MR MICHELE GIALLOMBARDO

Declared at *MANAK SOLICITORS*

MANAK SOLICITORS
190 MAIN ROAD,
BIGGIN HILL KENT TN16 3BB

On this *18TH* day of *AUGUST 2026*

Before me

Jasdeep Singh Jandu
LL.B (Hons)
Solicitor & Executive Director

A Solicitor/Commissioner of Oaths.

Revenue Service
Wiltshire Council
Collections - Council Tax
P.O. Box 4385
Trowbridge
BA14 4DS
Tel: 0300 456 0109
e-mail: counciltax@wiltshire.gov.uk
web: www.wiltshire.gov.uk

Wiltshire Council

Where everybody matters
COUNCIL TAX BILL 2018/2019
Reason for bill: Discount Amendment

DATE OF ISSUE	28/12/2018	ACCOUNT REFERENCE	[REDACTED]
P11617856/000166-1/1 MR MICHELE GIALLOMBARDO STAFF ACCOMMODATION RED LION AXFORD MARLBOROUGH SN8 2HA		PROPERTY REFERENCE	[REDACTED]
		ADDRESS OF CHARGEABLE PROPERTY (IF DIFFERENT)	

Dotpost activation code: [REDACTED]

The Council Tax for your property band is calculated as follows

	Percentage Change	Amount
Wiltshire Council *	3.0%	[REDACTED]
Wilts Council Adult Social Care Levy *	3.0%	
Police & Crime Comm. Wilts & Swindon	7.0%	
Dorset & Wiltshire Fire And Rescue	3.0%	
Ramsbury Parish Council	1.5%	

Charge for your property in band C

The overall difference compared to previous years is 5.8%

Charge for 20-DEC-2018 to 31-MAR-2019

25% Single Person Discount

AMOUNT DUE

*The council tax attributable to Wiltshire Council includes a levy to fund adult social care (this is shown as a separate item from the main charge). Both the Wiltshire Council main charge and the Adult Social Care Levy are calculated as percentage increases on the 2017/18 total charge. Please see the enclosed council tax leaflet or our website for more information. Please note that all percentage change figures are shown to 1 decimal place.

Wiltshire Council will keep and use your personal information in line with the requirements of the General Data Protection Regulations 2016 and the notice we have previously issued to you.

PAYMENT INSTRUCTIONS:

INSTALMENTS WILL BE COLLECTED BY DIRECT DEBIT ON THE DATE(S) SHOWN BELOW

15-JAN-2019
15-FEB-2019
15-MAR-2019

