

## STATUTORY DECLARATION

I,

do hereby solemnly and sincerely declare as follows:

1. My family have owned the property and grounds known as Copper Beeches, Bath Road, Knowl Hill, Reading RG10 9UT since 1984. This was originally our family home and I lived there [REDACTED]
2. [REDACTED] we converted the former garage to a dwelling in 1989 [REDACTED] moved into the new dwelling once I had completed the works in 1989.
3. In 1993 I purchased a plot of land in Winnersh and built a new home which we moved into in 1994. This allowed [REDACTED] to move back into Copper Beeches which was too large for her and she started to rent it out as bed and breakfast accommodation. This also allowed us to have a steady income from the property. The bed and breakfast ran from 1994 until her passing in September 2005.
4. Because we had costs, the property was then changed to flats and rented them out as such. Whilst there have been some periods of very short-term vacancy, when we did some routine maintenance, they have nearly always been occupied because I rent them at a very competitive rate in the market.
5. Over this time, I have used letting agencies to get tenants. They are Mullies from Tywford and Webb Properties: and from 2023 Black and White of Caversham.
6. My son's Partner, [REDACTED] has been known to our family since February 2007 and she has assisted us with the lettings by way of checking in and out of various tenants and completing various tenancy agreements. She does so until the present day and helps us with the needed repairs when tenants need them or move out.

AND I make this solemn declaration contentiously believing the same to be true and by virtue of the Statutory Declarations Act of 1835.

Declared this 13 day of 10 2025

Before me FARYAL ZAHIR

Solicitor

*Blacklaw Legal*

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