

STATUTORY DECLARATION

I, TOM REYNOLDS DO SOLEMNLY AND SINCERELY DECLARE as follows:

1. That my name is Thomas Reynolds.
2. I live at the first floor flat at Stoney Brook Farm, Eastergate Lane, Walberton, West Sussex, BN18 0BA. The location of my flat is cross hatched on the plan attached at Exhibit TR1.
3. I previously lived in my parents dwelling which for a long time has been in the northern end of the barn.
4. In early 2013 it was decided that it would be best for me to have my own place to live and due to my inability to afford anywhere to rent or buy we decided that the best option would be to convert the first floor area of the southern part of the barn which had been used for general storage.
5. So in March 2013 I obtained a quotation from Tom Bradstock of Ford Construction for the general timber works necessary to achieve the conversion.
6. Works started in the early summer of 2013 and the works took a considerable period of time as I self-funded them in order to avoid taking out a mortgage which I knew would be difficult for me to obtain.
7. During the conversion works I used not only Ford Construction but also various individuals who provided the necessary help when I needed it.
8. I attach at Exhibit TR2 various photographs that I have managed to find on my mobile phone of the works in progress. These are: (1) 13 December 2013 – spray foam insulation on underside of roof and initial stud work with infill insulation on south and west walls; (2) 14 November 2014 – new chipboard floor down and studwork on east wall; (3) 7 January 2015 – plasterboarding and skim plastering finished; (4) 20 September 2015 – walls painted, electrics fitted and kitchen just finished; and, (5) 21 March 2016 – living in the flat.
9. I can confirm that the internal layout that was created is the same as that shown on the plan attached as Exhibit TR3. It has always had this layout.
10. The flat provides me with all the facilities that I need for day to day existence. In particular it has: a combined kitchen/living/dining area; a bedroom; and, a bathroom.
11. Since my parents retain ownership of the land and building I have had to have a tenancy agreement with them. I attach this as Exhibit TR4 and this confirms the date of my first occupation of the flat as 3rd October 2015.
12. I can confirm that I have continuously occupied the said flat since this date; that it provides me with all the facilities required for day to day living; and, that I am not dependent upon my parents for anything. I live wholly self-contained and self-sufficient from them.

AND make this Declaration SOLEMNLY AND SINCERELY
Believing the same to be true by
Virtue of the Statutory Declarations Act 1835.

DECLARED at 74 FELHAM ROAD)
BOGNOR REGIS)
In the County of WEST SUSSEX)
This the 29 day of OCTOBER 2020)



Before me,



JACKIE SCOTT
A Solicitor/Commissioner for Oaths.

This is the exhibit marked "TR1" referred to in the
Affidavit of TOM REYNOLDS sworn this 29 day
of OCTOBER 2020

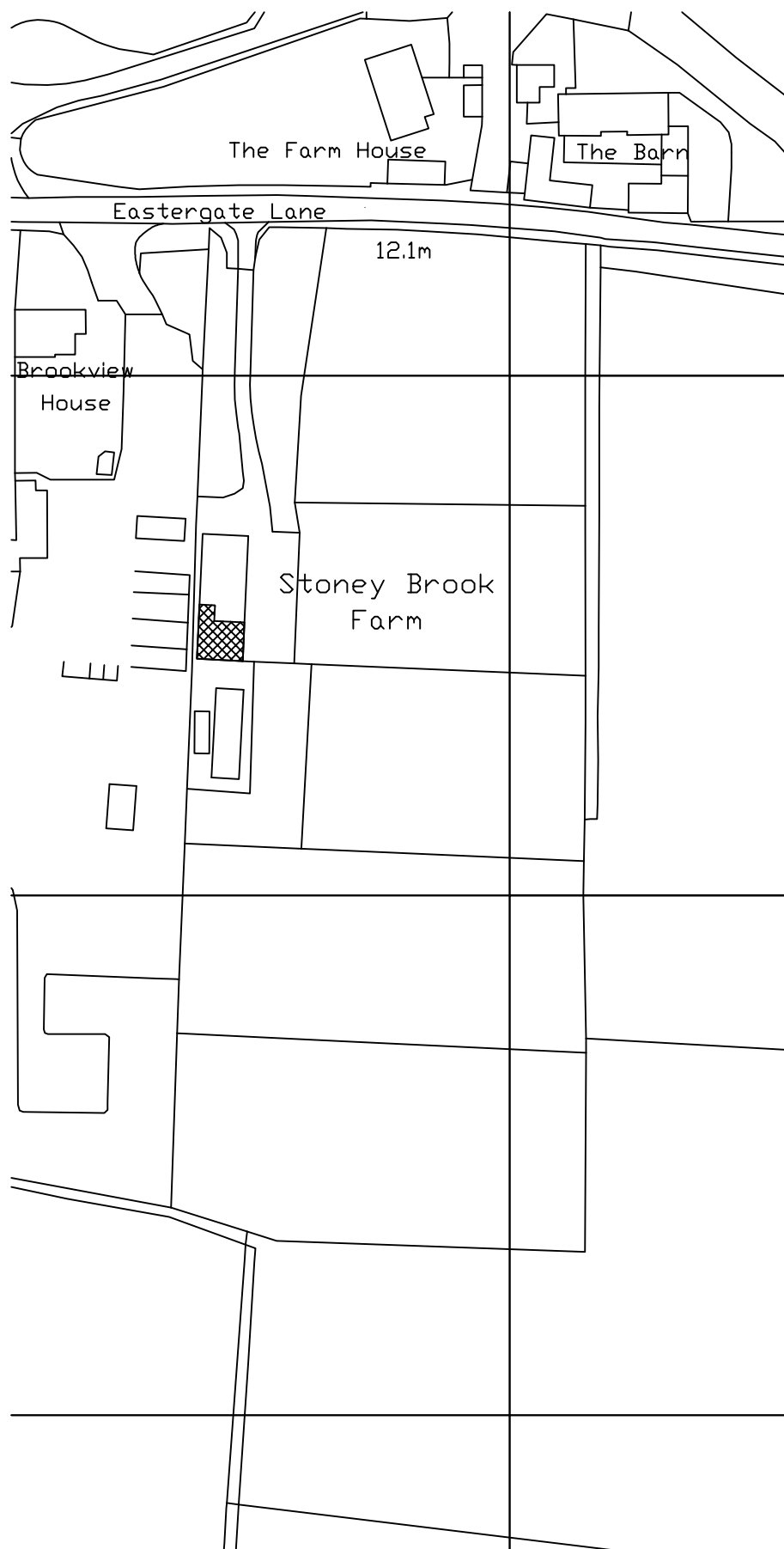
Before me

A large, stylized handwritten signature in dark ink, appearing to read 'JACKIE SCOTT'.

Jackie Scott Limited
74 Felpham Road
Bognor Regis
West Sussex
PO22 7NZ

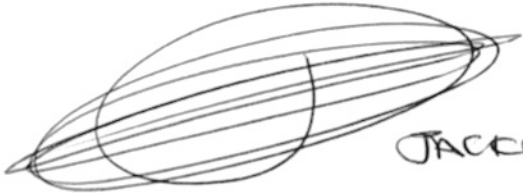
JACKIE SCOTT

~~Solicitor~~ / Commissioner for Oaths



This is the exhibit marked "TR2" referred to in the
Affidavit of TOM REYNOLDS sworn this 29 day
of October 2020

Before me



JACKIE SCOTT

Jackie Scott Limited
74 Felpham Road
Bognor Regis
West Sussex
PO22 7NZ

~~Solicitor~~ / Commissioner for Oaths



Photograph 1



Photograph 2



Photograph 3



Photograph 4



Photograph 5

This is the exhibit marked "TR3" referred to in the
Affidavit of TOM REYNOLDS sworn this 29 day
of OCTOBER 2020

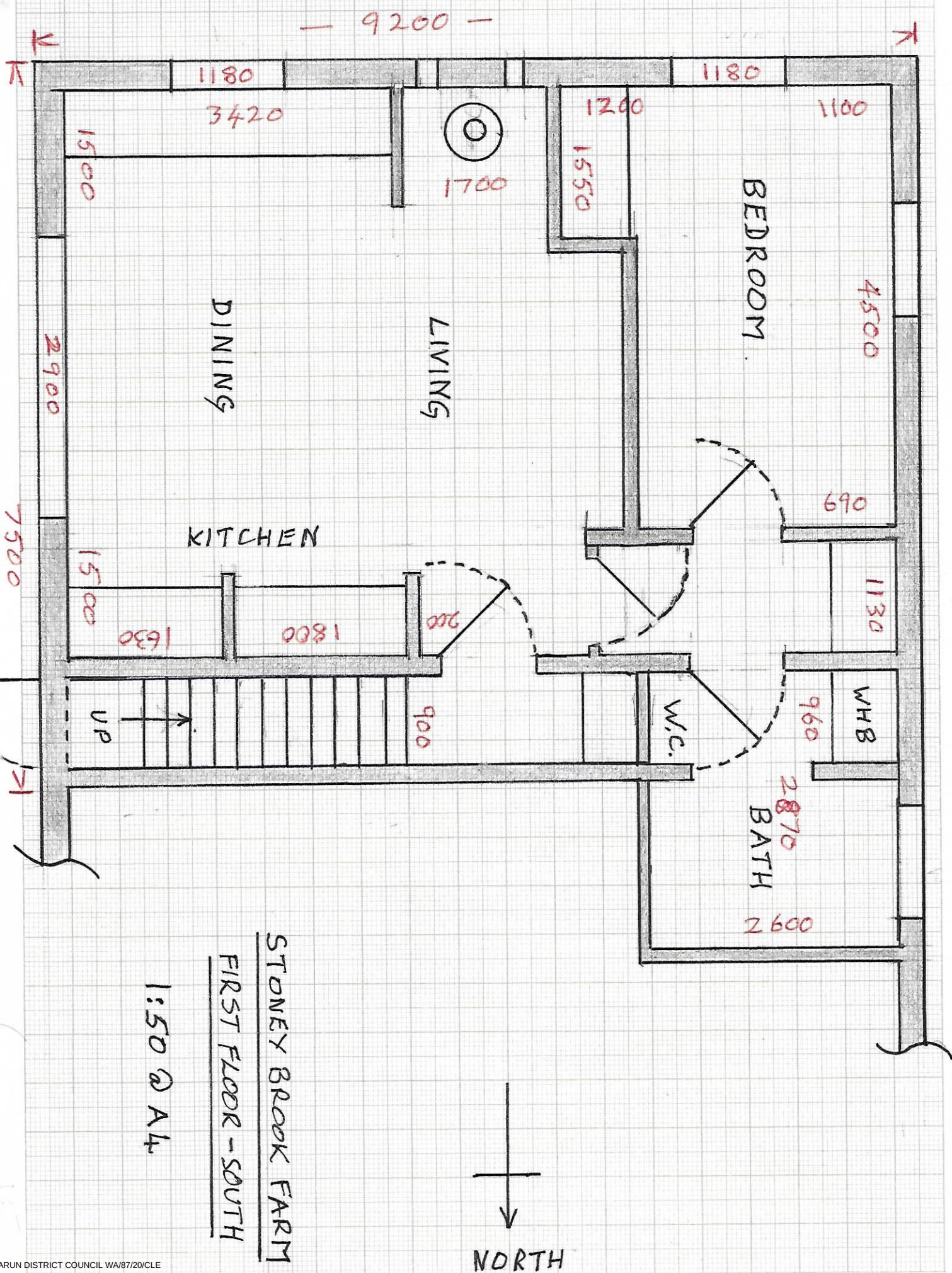
Before me



JACKIE SCOTT

Jackie Scott Limited
74 Felpham Road
Bognor Regis
West Sussex
PO22 7NZ

~~Solicitor~~ / Commissioner for Oaths



This is the exhibit marked "TR4" referred to in the
Affidavit of TOM REYNOLDS sworn this 29 day
of OCTOBER 2020

Before me



JACKIE SCOTT

Jackie Scott Limited
74 Felpham Road
Bognor Regis
West Sussex
PO22 7NZ

~~Solicitor~~ / Commissioner for Oaths

ASSURED SHORTHOLD TENANCY AGREEMENT

Housing Act 1988 (as amended by the Housing Act 1996)

*Note. Do NOT take a deposit with this agreement***THIS AGREEMENT IS
MADE AS A DEED ON:***[insert date of agreement]*

03/10/2015

Landlord Details Landlord

Name(s)

NOTICE for the purposes of
section 4-8 Landlord and
Tenant Act 1987 - Landlords
address for service in England
or Wales

RICHARD REYNOLDS
 STONEY BROOK FARM
 EASTERGATE LANE WALBERTON
 WEST SUSSEX BN18 0BA

Tenant Names Lead tenant

2

3

4

5

Tan Reynolds

Tenancy Address Address

STONEY BROOK FARM
 EASTERGATE LANE
 WALBERTON
 BN18 0BA

Fixed Term

From and including the

To and including the

10 Years — 03/10/15

03/10/25

Rent

Rent

£ 300

Payable in advance every
(delete as appropriate)Calendar Month / ~~Two Calendar Months~~ / QuarterThe first FULL payment of
rent shall be paid on theFIRST day of ~~every month~~ / ~~two months~~ / quarterAnd thereafter shall be
payable in advance on theFirst day of every month / ~~two months~~ / quarter

Signed and executed as a Deed by the following parties:

Tenant 1

Signature: 

Full name (block capitals): TOM REYNOLDS

Address: STONEY BROOK FARM, EASTERGATE LANE, BUNBURY OX18 0BA.

Date: 03/10/15

Witness

Signature: 

Full name (block capitals): THOMAS SAMUEL BRADSTOCK

Address: 65 BARNHAM ROAD, BARNHAM POZZ SEP.

Date: 03/10/15.

Tenant 2

Signature:

Full name (block capitals):

Address:

Date:

Witness

Signature:

Full name (block capitals):

Address:

Date:

Landlord

Signature: 

Full name (block capitals): RICHARD JAMES REYNOLDS

Address: STONEY BROOK FARM, EASTERGATE LANE, WALBERTON, WEST SUSSEX BN18 0BA

Date: 03 OCTOBER 2015

Witness

Signature: 

Full name (block capitals): JACQUELINE SALLY JEAN EDMUNDSTON-BRADSTOCK

Address: 65 BARNHAM ROAD, BARNHAM, POZZ SEP.

Date: 03/10/15.