

STATUTORY DECLARATION

I, Jonathan Bowers, of Keeper Knights, Copthorne Road, Crawley, RH10 3PB do solemnly and sincerely declare as follows-

1. I purchased the above property in March 1997 and have lived in Keeper Knights continuously up to the present day.
2. THE STUDIO (also known as The Studio Study) is a detached building that was already in situ when I purchased Keeper Knights, and was ancillary to the occupation of Keeper Knights.
3. I converted The Studio into a self contained dwelling in 2016 – which can be verified by the Electrical Installation Certificate dated 08 August 2016 and the Energy Performance Certificate, also from August 2016.
4. Following on from said electrical works (see point 4 above) I began to rent out The Studio to paying tenants. This is evidenced by tenancy agreements dated 14 July 2017 (for Mssrs Treleavan and Sives) and subsequently 10 March 2018 (Mssrs Szymanski and Karbowiak).
5. Mssrs Szymanski and Karbowiak continued to stay and rent The Studio after their formal tenancy agreement expired – as evidenced by Deposit Protection Certificate dated December 2020.
6. In December 2020 I commenced renting The Studio to Gabrielle Rafello – as confirmed in the Tenancy Agreement dated 18 December 2020.

7. Ms Rafello continued to rent the premises beyond the date of her tenancy agreement. She eventually finished renting The Studio on 27 July 2022 – as confirmed in her Deposit Protection Service record.
8. Following Ms Rafello's departure, the premises were refurbished in readiness for new tenants.
9. A new tenant was found, and Gareth Mitchell commenced renting The Studio on 08 October 2022 – as confirmed in his Tenancy Agreement.
10. Mr Mitchell continued to rent The Studio beyond the term of his tenancy agreement.
11. Mr Mitchell was served a Notice of Termination of Lease on 18 February 2025.
12. Mr Mitchell complied with the terms of the Notice, and left the premises on the 18 April 2025.
13. I am currently finalising a new tenancy agreement with a new tenant who will be moving into the property in July 2025.

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

Signed:

.....

Declared at:

Before me:

Dated this