

**IN THE MATTER OF 1 AND 2 NEW CENTURY PLACE, EAST STREET, READING
RG1 4ET**

AND IN THE MATTER OF CERTIFICATE APPLICATION 201259

STATUTORY DECLARATION OF JONATHAN SCOTT RIXSON

**I, JONATHAN SCOTT RIXSON, DIRECTOR, STUDIOUS READING LTD, C/o –
Floor 1, 15 Upper Grosvenor Street, London, W1K 1PJ DO SOLEMNLY AND
SINCERELY DECLARE AS FOLLOWS:**

Introduction

1. I make this statutory declaration in support of the certificate application by Studios Reading Limited given reference 201259.
2. I am a director of Studios Reading Ltd.
3. I am usually known as “Sevi”.

4. Studios Reading Ltd acquired title to the application land in November 2016. I have had continual involvement with the land since then, as a director of the applicant and as a Development Advisor.

Background

5. The site was acquired in November 2016 with the intention to convert 1 New Century Place from an office building, following vacation by the office tenant, to one providing self-contained residential apartments. In the owner's opinion, the property's situation lent itself to a varied demand benefitting from close proximity to the Hospital, city centre and the University.
6. The acquisition of 2 New Century Place had a similar rationale should the pre-existing investment of multi-let office fail to attract new tenants. Had there been office demand, 2 New Century Place was likely to remain in office use. However, the applicant failed to secure new office tenants over c.12-18 months.
7. The prior approvals were sought contemporaneously, and the conversions of the two premises occurred in parallel. The strip out of 1 and 2 New Century Place began in February 2018. The conversion works for residential occupation were completed in November 2018, and the first residential occupation occurred that month once the works were completed. The applicant carried out the works and change of use from office use with the intention of complying with the prior approvals and planning permissions associated with the change of use from office use to residential use.

Verification of factual information

8. I hereby verify the factual information included with the application.

9. There is one aspect of the verification I would particularly like to cover, and that is the occupation of the tenants as set out in a column of the Tenancy Schedule provided with the application. The column is asterisked, and I would refer to the proviso at the end of the Tenancy Schedule. The occupation information in the column, which is divided into "Professional" or "Student", was provided to me by Ryan Hill of Collegiate AC Group on 3 September 2020. As at the date of the CLEUD application, and based on this information provided by the managing agent, all of the information as to the occupations of tenants provided in the application was correct to the best of my knowledge.
10. Incidentally, the Tenancy Schedule uses the adjectives "Professional" and "Student" only because they have been used by Reading Borough Council. I do not know each tenant's employers or jobs (assuming they are employed), I do not know the demographic of each tenant and I do not know if they are in occupation of their apartment at any particular time. There are no restrictions or discriminations in the lettings of the apartments other than that tenants meet the financial criteria and adhere to the terms of the Assured Shorthold Tenancy agreement. The prior approvals and planning permissions for 1 and 2 New Century Place do not preclude or require tenants of any particular description, so I fail to see the relevance of the occupation split, but, as I say, I verify the factual information included with the application.

Furniture, fuse boxes and heating controls

11. I now address three factual points, to supplement the factual information already provided as part of the application.
12. Each individual apartment is offered on a part / furnished basis with furnishings varying from apartment to apartment ranging from island kitchens through to fitted wardrobes.

Some of the furniture is fixed, whereas other furniture is not fixed. Moreover, tenants are entitled to provide their own furniture and indeed some tenants choose to do so. I know of tenants who have provided their own wardrobes, sofas, tables and chairs, for example.

13. Each individual apartment has its own fuse box and heating controls.
14. I would add that I have only a limited knowledge of each tenant's furnishings and living habits as they have the right to quiet enjoyment under their ASTs for their flats.

**AND I MAKE THIS STATUTORY DECLARATION CONSCIENTIOUSLY
BELIEVING THE SAME TO BE TRUE AND BY VIRTUE OF THE STATUTORY
DECLARATIONS ACT 1835**

Declared by the above-named

JONATHAN SCOTT RIXSON



This 24 day of September 2020

Before me,

BEN PATTAN
SOLICITOR
13 LEINSTER AVENUE
EAST SURREY
LONDON
SW14 7JW

