

STATEMENT OF MATTHEW CLAYTON

1. My name is Matthew David Clayton of 116 Palace View Bromley BR1 3ER. I am a director of Nimbus Limited who are the owners of Flats 1 and 2, 30 Addington Road, Reading, RG1 5PX.
2. I make this statement in support of our application for a Certificate of Lawful use in respect to Flats 1 and 2, 30 Addington Road.

Background

3. 30 Addington Road was purchased as a family home by my father, David Clayton, in the late 1960s. At that time it was a single dwelling. He converted the ground floor into a separate flat which was rented out. The family then moved to a new home, and the first floor flat was rented out as well. The location of the property is marked on the plan named Document 77.
4. On the 6 September 1990, ownership of the 30 Addington Road was transferred to Nimbus Limited. Additional works were carried out to provide separate front doors for each flat leading from a common hallway.
5. My father retired in 2008 and I took responsibility for management.
6. The lay out of the 2 flats is described in plan marked document 78. Both flats are self contained with no shared areas or services.

Evidence supporting separate occupation for last 4 years

7. Document 1 on the list is a tenancy agreement in for Flat 1, 30 addington dated 5 April 2007. Although Mr Robazel left the flat, Ms Szumska has occupied Flat 1 continuously since 2007.
8. Document 2 is a tenancy agreement for Flat 2, dated 17 June 2010. Mr Chigbu has occupied Flat 2 continuously since 2010.
9. Documents 3 - 6 show our records of rent payments in the form of a rent account.
10. Documents 7 to 54 are copy bank statements with rent payments by Ms Szumska and Mr Chigbu highlighted. Some info unrealed to the question of rent payment has been redacted. I spoke with a representative at the Reading Borough Council Planning

Department and they advised that this would be acceptable. Un-redacted copies are available if required.

11. Documents 55 to 64 show council tax bills sent to Nimbus for periods that flat 2 was unoccupied. Flat 2 is referred to as "First Floor Flat". Although these preceded the last 4 year period they are included to demonstrate the period of time in which the council has been accepting council tax from 2 separate dwellings.
12. Documents 65 and 66 show council tax bills sent to Nimbus for periods that flat 1 was unoccupied. Flat 1 is referred to as "Ground Floor Flat". Although these preceded the last 4 year period they are included to demonstrate the period of time in which the council has been accepting council tax from 2 separate dwellings.
13. Documents 67 to 71 show council tax record for Flat 1 for years 2014 to 2018 which have been provided by Ms Szumska.
14. Documents 72 and 73 show a Thames Water bill for 2015 and 2016 with Flat 1 and Flat 30 Addington Rd shown as different supply addresses.
15. Documents 75 and 76 show screen grabs from the Reading Borough Council website showing location of the 2 flats recording them as separate addresses, flat 1 and 2.
16. The tenants Ms Szumska and Mr Chigbu have been asked to provide additional evidence of their occupation. This will be submitted as soon as it is received.

I believe the facts contained in this statement are true

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Matthew Clayton

Date