

EVIDENCE TO VERIFY

8-9 SPRING PLACE, LONDON NW5 3ER:-

CHRONOLOGY OF EVENTS

- Property acquired by Gaylord Investments Ltd in April 2011 for purposes of providing an affordable housing site (swap site in connection with hotel redevelopment proposals at 1-11 Euston Road, but those proposals do not progress due to planning issues)
- Squatters gain access to building during December 2011 and occupy it as their permanent home (approximately 40 people) utilising the existing studio layout of the premises
- Matter of squatters dealt with through the Central London County Court in March 2012 and they are served with 6 month notice to quit the premises
- Camden Council notify Gaylord that rating status of premises must be changed to residential due to occupation of squatters. Valuation forms subsequently submitted and premises become rated as residential from beginning of 2014 onwards (full Council tax/payment records available); correspondence with Valuation Office from September 2013.
- Despite the notice to quit, the squatters did not vacate the building and the matter had to go back to the courts; High Court bailiffs eventually secured their eviction around January/February 2014
- Property is then occupied by 'Live-in Guardians' from 21st February 2014 until 20th July 2014 for residential (and security) purposes; correspondence available
- From the end of July 2014 (until the beginning of June 2016) the ground floor units were occupied by various lift engineers; see letter from Waldemar Kucinski, Lift Engineer, dated 28th March 2019
- Permitted development application (2014/4578/P) approved August 2014 for 13 residential units subject to car free legal agreement; proves not to be a practical scheme so isn't carried forward; rather Gaylord decide to undertake works that better utilise the existing fabric/layout (having had the benefit of the pd approval albeit for less units)
- Building works by Malik Contractors & Engineers Ltd commence in summer 2014 (after guardians leave) and finish works around January 2015; all invoices by contractors and Building Control records available (application to Building Control dated October 2014)
- Snagging works undertaken and furniture installed in January 2015; the premises are immediately available at this time for occupation as residential lettings.
- Builders occupy the premises from around the end of January 2015 to the beginning of June 2016, fluctuating occupation between 10 to 15 men; see statutory declaration by Mr Andrew Rowlands dated 12th April 2019.

- Gaylord Investments Ltd have various discussions with potential letting companies but negotiations stall; as a result of these discussions furniture is removed and redecoration of premises takes place in September 2015. Occupation continued during this period (including builders and lift engineers as above) for security and insurance purposes.
- Premises become substantially re-occupied again in July/August 2016 including 13 units by Camden Council tenants.
- In July 2017, the premises are made available in part in liaison with Camden Council to help with the Chalcots Estate evacuation
- Residential use continues to present day

Enclosures:-

- Statutory declaration by Morris Finlay dated 12th April 2019
- Statutory declaration by Andrew Rowlands dated 12th April 2019 (exhibiting letter dated 28th March 2019)
- Letter from Waldemar Kucinski, Lift Engineer, dated 28th March 2019

(Note:- Hard copy file also lodged with Enforcement Officer with all other relevant correspondence as referenced in the chronology)