

Summary of the facts relating to Unit 5A, 44 St Pauls Crescent

- George Orris purchased the freehold of Unit 5, 44 St Pauls Crescent: approx. July 2011. At the time of the purchase, the property was laid out as an office on the ground floor with a self-contained flat on the first floor above.
- George Orris as the freeholder of Unit 5, 44 St Pauls Crescent converted the downstairs office (Unit 5A) to a self-contained flat approximately in September 2011 (please refer to the various receipts and kitchen planning details / order to confirm this). Unit 5A was first let to tenants as a 2 bedroom self-contained flat on 5th October 2011 until 3rd January 2012.
- Unit 5A, 44 St Pauls Crescent was first assessed as being liable for Council Tax in January 2012 and has remained liable for Council Tax continuously ever since. The Local Authority reference number in this regard is 5165079 (see the Valuation Office search of the property).
- George Orris and Merle Orris purchased a leasehold interest of Unit 5A, 44 St Pauls Crescent on 23rd January 2012. In January 2012, George Orris instructed a contractor to redecorate the self-contained flat (see quotation from Darius Builders dated 21st January 2012).
- George Orris then let Unit 5A, 44 St Pauls Crescent as a self-contained flat to different tenants between November 2012 and August 2013. George Orris has not been able to contact these tenants.
- For more than 10 years, George Orris has employed Rodney McQuillan-Keane as his letting agent in relation to the two self-contained flats within Unit 5, firstly while employed by Stickly and Kent and then while employed by Olivers Town whom he still works for. Rodney McQuillan-Keane has provided a statement to confirm that Unit 5B has been let continuously over this period until now. With regards Unit 5A, Rodney McQuillan-Keane confirms that as far as he recalls, George Orris originally recruited various tenants by himself. However, in August 2016, Rodney McQuillan-Keane confirms he assisted George Orris in drafting an agreement with Max Jewell and renewed the lease over the subsequent years until 2019. Once Max Jewell vacated the property, a new tenancy was created in Sept 2019. Rodney McQuillan-Keane confirms that he arranged the letting to Antoine Pierronne, and in June 2020 similarly to Matthew Wearden (please see attached statement from Rodney McQuillan-Keane together with two Olivers Town invoices for the Pierronne and Wearden tenancy agreements).
- Between 26th September 2013 and 23rd August 2016, the property was let by George Orris to Phillip Samuel Evans as a self-contained flat and was used as such continuously over that period. The tenant was responsible for paying Council Tax to the Local Authority throughout the duration of his tenancy (see statutory declaration signed by Phillip Evans).
- Between 25th August 2016 and 31st August 2019, the property was let by George Orris to Max Jewell as a self-contained flat and was used as such continuously over that period. The tenant was responsible for paying Council Tax to the Local Authority throughout the duration of his tenancy (see statutory declaration signed by Max Jewell).
- Between 20th September 2019 and 9th May 2020, the property was let by George Orris to Antoine Pierronne and Simon Foricher as a self-contained flat and was used as such continuously over that period. The tenants were responsible for paying Council Tax to the

Local Authority throughout the duration of their tenancy (see copy of the tenancy agreement).

- Between 20th June 2020 and 30th January 2021, the property was let by George Orris to Matthew Wearden and Wendi Fan as a self-contained flat and was used as such continuously over that period. The tenants were responsible for paying Council Tax to the Local Authority throughout the duration of their tenancy (see copy of the tenancy agreement).
- Unit 5A remains to this day a self-contained flat that is subject to Council Tax.
- Unit 5A has its own separate electricity and water metres.
- George Orris has provided a statutory declaration to confirm that the property has been used as a self-contained flat continuously for a period in excess of 4 years.
- Drawing No. 364.CL.01 confirms the existing layout and use of the property.