

Statutory Declaration

Ruspini House, 20-24 Parker Street, London, WC2B 5PH

I, Les Hutchinson, of the Masonic Charitable Foundation, 60 Great Queen Street London WC2B 5AZ do solemnly and sincerely declare as follows:

1. The property currently known as Ruspini House, 20-24 Parker Street, London, WC2B 5PH was developed on land owned by the Royal Masonic Trust for Girls in 1986 ('the Property').
2. The Property consists of six self-contained flats, with each flat consisting of a number of bedrooms and sharing bathroom and kitchen facilities. More particularly, the accommodation is as follows:
 - 20 Parker Street – four-bedroom maisonette at ground and first floor level, with its own front door
 - 22 Parker Street – has a common entrance which serves four flats / maisonettes on the second, third and four floors:
 - Flat 1 – two-bedroom flat (second floor)
 - Flat 2 – three-bedroom flat (second floor)
 - Flat 3 – six-bedroom maisonette (third and four floors)
 - Flat 4 – five-bedroom maisonette (third and four floors)
 - 24 Parker Street – five-bedroom maisonette at ground and first floor level, with its own front door
3. The Property has been unoccupied since August 2019. When last in use, the Property comprised six separate residential units, which contained 25 bedrooms in total.
4. The only facilities that the residents shared, were the bathroom, kitchen and living room (where one was provided), which were contained within each of the individual flats. There are no communal facilities / rooms that serve all six flats.
5. No physical works have been carried out to the Property since it was last occupied and it remains in the layout described above, as shown on the plans that accompanied the 2009/2010 planning application.
6. The RMTGB is the registered proprietor of the Property comprised in registered title number NGL5544193, which is shown edged red on the plan attached hereto and marked "Plan" ("the Plan"). RMTGB or its subsidiary charity 'the Ruspini House Trust Fund' has owned the Property since 1986, when it was built.
7. I joined the RMTGB as an employee in the year 1988, shortly after the redevelopment of Ruspini House, hence I have good knowledge of how the Property has been used and let since 1988.
8. I am very familiar with the Property, having initially lived in the Property between 1988 and 1989 whilst working as a management trainee at the RMTGB and completing my formal

education. Furthermore, as part of my responsibilities with RMTGB, I have been required to conduct regular inspections to ensure the property is being well maintained.

9. Since 2008, I have held the position of Chief Executive of the RMTGB; prior to this date, I held other senior management positions within the RMTGB. I am now the Chief Executive Officer of the MCF and have been in that role since September 2020. Before I was Chief Executive Officer, I was Chief Operating Officer of the MCF.
10. Based on my knowledge of the building, its use and letting arrangements, I can confirm that, since the construction of the building in 1986, the Property has provided six independent residential flats. These flats have been let to Masonic beneficiaries, with the bedrooms let on a room-by-room basis at a subsidised rent. The beneficiaries of the Trust were selected through an application process and comprised of young people attending higher education establishments in London, those training for employment, young professionals (who had left education) and were in their first year of employment, teaching staff etc.
11. I can confirm that during the Royal Masonic Trust for Girls and Boy ownership of the subject Property, no changes were made to the number of flats (even if some changes were made in order to increase the number of bedrooms), which is the same as was approved by the 1985 planning permission, which provided residential use as part of the mixed-use development.
12. In light of the above, it is clear that Ruspini House has been used as six independent residential flats (Class C3) from 1986.

AND I make this solemn declaration conscientiously believing to be true and by virtue of the Statutory Declaration Act 1835.

SIGNED:




DECLARED AT:

CLINTON SOLICITORS

DATE:

23 SEPTEMBER 2021

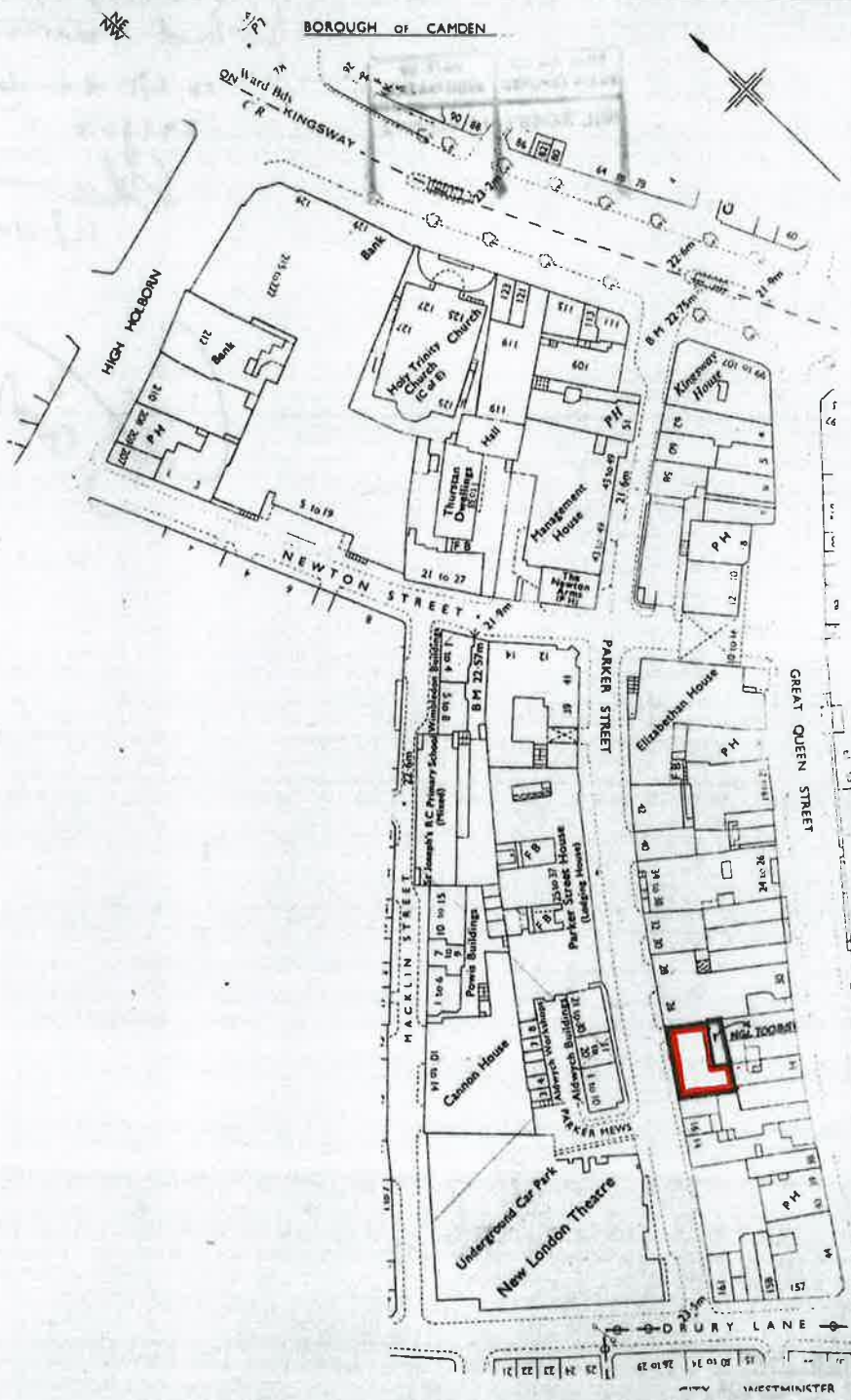
WITNESS:


SANYA IQBAL
SOLICITOR

Clintons Solicitors 55 Drury Lane London WC2B 5RZ
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Plan

H.M. LAND REGISTRY		TITLE NUMBER	
		NGL 55 41 93	
ORDNANCE SURVEY PLAN REFERENCE	COUNTY	SHEET	NATIONAL GRID
	GREATER LONDON		TQ 3081
			SECTION
			T
Scale: 1/1250			© Crown copyright 1978



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