

NOT A CERTIFIED COPY

Registration number R31660196
Register Decision (Rent Act 1977 as amended)
**23/24 New Windsor Street,
Uxbridge, Middlesex, UB8
2TX**

Registration

Registered fair rent	£80.00 per week
Services	£11.21 per Week
Uncapped rent (for information only)	£0.00
Exempt from maximum fair rent	No
Registered on	19 April 2018
Registered by	unknown
Effective from	19 April 2018
Registration area	Hillingdon
Property description	Non self-contained Room, C 1800-1918; full central heating comprising :-, Ground floor: 1 Kitchen*,1

Shower-Room/WC*,
First floor: 1 Room(s)

Amount of fuel charge (excluding heating and lighting of common parts) not counting for rent allowance	£11.21
Application made by	Landlord
Application received on	15 March 2018
Remarks	For information only, uncapped rent was £110.00 per Week

Previous registration

Previous registration dated	17 April 2014
Previous registration effective from	10 May 2014
Previous registration number	R22353154

Tenancy

Tenancy commenced on	9 October 1981
Term of tenancy	weekly
Council tax paid to local authority by	Tenant
Water rates paid to water company by	Tenant
Services provided by the landlord	As per schedule in possession of the rent officer
Furniture provided by landlord	None
Other terms of tenancy taken into consideration in determining the fair rent	None

Rental period	Week
Allocation of liability repairs	- Subject to Section 11 Landlord and Tenant Act 1985

Parties

Landlord	Ventra 27 Limited
Landlord's address	29-31 High Street Harrow Middlesex HA1 3HT
Landlord's agent	Mr V Palasuntheram
Landlord's agent's address	Ventra 27 Limited 29-31 High Street Harrow Middlesex HA1 3HT
Tenant	Mr Eddie McCarroll
Tenant's address (if different from property)	None

A certified copy of this entry in the register of fair rents may be obtained from the rent officer on payment of the prescribed fee.

Rent Register (Rent Act 1977 as amended)

Property Ref: 18/2008482/01			
Case No: FR/0094796/12			
Registration Area: Hillingdon		Registration No: R18565766	
PREMISES Address: <u>23/24 New Windsor Street, Uxbridge, Middlesex, UB8 2TX</u> Description: Non self-contained Room, C 1800-1918; full central heating comprising :- Ground: 1 Kitchen*, 1 Shower-Room/WC* First: 1 Room(s) Outside:			
TENANCY Mr E McCarroll			
Tenant's Address (if different from above)		Landlord's Name and Address	Landlord's Agent's Name and Address
		Ventra 15 25b High Street Harrow on the Hill Middlesex HA1 3HT	V Palasuntheram 25b High Street Harrow On The Hill Middlesex HA1 3HT
Commenced on: 09/10/81		Rental period: Week	Term:
Council Tax borne by: Landlord		Other rates borne by: Tenant	
Allocation of liability for repairs: - Subject to Section 11 Landlord and Tenant Act 1985			
Services provided by the landlord: As per schedule in possession of the rent officer			
Furniture provided by the landlord: As per details held by the rent officer.			
Other terms of tenancy taken into consideration in determining fair rent: None			
REGISTRATION	Application made by: Landlord	Application received on: 18th April 2012	Exempt from Maximum Fair Rent: No
	Last Registration dated: 6th July 2006	Effective from: 6th July 2006	Registration No: R8725514
(a) RENT registered by RENT OFFICER (EXCLUSIVE of rates): £63.50 per Week		(d) Amount for fuel charges (excluding heating and lighting of common parts) not counting for rent allowance: £11.50 per Week	
(b) Registered on: 10th May 2012		(e) Noted amount attributable to services: £16.50 per Week	
(c) Effective from: 10th May 2012			
(g) REMARKS: For information only, uncapped rent was £80.00 per Week * Denotes shared facilities			
(h) Referred to RAC on:		Tick box if cancellation application has been received:	
A certified copy of this entry in the Rent Register may be obtained from the Rent Officer on payment of the prescribed fee. www.voa.gov.uk			

Rent Register (Rent Act 1977 as amended)

Property Ref: 18/2008482/01			
Case No: FR/0014901/14			
Registration Area: Hillingdon		Registration No: R22353154	
PREMISES Address: 23/24 New Windsor Street, Uxbridge, Middlesex, UB8 2TX Description: Non self-contained Room, C 1800-1918; full central heating comprising :- Ground: 1 Kitchen*, 1 Shower-Room/WC* First: 1 Room(s) Outside:			
TENANCY Mr E McCarroll			
Tenant's Address (if different from above)		Landlord's Name and Address	Landlord's Agent's Name and Address
		Ventra 27 Limited B 25 High Street Harrow Middlesex HA1 3HT	V Palasuntheram 25b High Street <input type="checkbox"/> Harrow On The Hill <input type="checkbox"/> Middlesex <input type="checkbox"/> HA1 3HT
Commenced on: 09/10/81		Rental period: Week	Term:
Council Tax borne by: Tenant		Other rates borne by: Tenant	
Allocation of liability for repairs: - Subject to Section 11 Landlord and Tenant Act 1985			
Services provided by the landlord: As per schedule in possession of the rent officer			
Furniture provided by the landlord: None			
Other terms of tenancy taken into consideration in determining fair rent: None			
REGISTRATION	Application made by: Landlord	Application received on: 24th March 2014	Exempt from Maximum Fair Rent: No
	Last Registration dated: 10th May 2012	Effective from: 10th May 2012	Registration No: R18565766
(a) RENT registered by RENT OFFICER (EXCLUSIVE of rates): £70.00 per Week		(d) Amount for fuel charges (excluding heating and lighting of common parts) not counting for rent allowance: £11.50 per Week	
(b) Registered on: 17th April 2014		(e) Noted amount attributable to services: £16.50 per Week	
(c) Effective from: 10th May 2014			
(g) REMARKS: For information only, uncapped rent was £90.00 per Week * Denotes shared facilities			
(h) Referred to tribunal on:		Tick box if cancellation application has been received:	
A certified copy of this entry in the Rent Register may be obtained from the Rent Officer on payment of the prescribed fee. www.voa.gov.uk			

Rent Register (Rent Act 1977 as amended)

Property Ref: 18/2008482/01			
Case No: FR/0022775/18			
Registration Area: Hillingdon		Registration No: R31660196	
PREMISES			
Address: 23/24 New Windsor Street, Uxbridge, Middlesex, UB8 2TX			
Description: Non self-contained Room, C 1800-1918; full central heating comprising :-			
Ground: 1 Kitchen*, 1 Shower-Room/WC*			
First: 1 Room(s)			
Outside:			
TENANCY Mr Eddie McCarroll			
Tenant's Address (if different from above)	Landlord's Name and Address		Landlord's Agent's Name and Address
	Ventra 27 Limited 29-31 High Street Harrow Middlesex HA1 3HT		Mr V Palasuntheram Ventra 27 Limited 29-31 High Street Harrow Middlesex HA1 3HT
Commenced on: 09/10/81	Rental period: Week	Term: weekly	
Council Tax borne by: Tenant	Other rates borne by: Tenant		
Allocation of liability for repairs: - Subject to Section 11 Landlord and Tenant Act 1985			
Services provided by the landlord: As per schedule in possession of the rent officer			
Furniture provided by the landlord: None			
Other terms of tenancy taken into consideration in determining fair rent: None			
REGISTRATION	Application made by: Landlord	Application received on: 15th March 2018	Exempt from Maximum Fair Rent: No
	Last Registration dated: 17th April 2014	Effective from: 10th May 2014	Registration No: R22353154
(a) RENT registered by RENT OFFICER (EXCLUSIVE of rates): £80.00 per Week		(d) Amount for fuel charges (excluding heating and lighting of common parts) not counting for rent allowance: £11.21 per Week	
(b) Registered on: 19th April 2018		(e) Noted amount attributable to services: £11.21 per Week	
(c) Effective from: 19th April 2018			
(g) REMARKS: For information only, uncapped rent was £110.00 per Week * Denotes shared facilities			
(h) Referred to tribunal on:		Tick box if cancellation application has been received:	
A certified copy of this entry in the Rent Register may be obtained from the Rent Officer on payment of the prescribed fee. www.voa.gov.uk			

Date: 06/10/2022
Time: 21:14:32

Ventra 27 Limited
Customer Activity (Detailed)

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Date From: 01/01/2018
Date To: 06/10/2022
Transaction From: 1
Transaction To: 99,999,999

Customer From: 11ATNWS
Customer To: 11ATNWS
N/C From:
N/C To: 99999999
Dept From: 0
Dept To: 999

Inc b/fwd transaction: No
Exc later payment: No

** NOTE: All report values are shown in Base Currency, unless otherwise indicated **

A/C: 11ATNWS Name: 11 @ 23-24 New Windsor Street Contact: £80/week frm 19 April 18

Tel:

No	Type	Date	Ref	N/C	Details	Dept	T/C	Value	O/S	Debit	Credit	V	B
10240	SI	22/01/2018	1307	4000	Rent due every 4 weeks	26	T9	280.00		280.00	-	-	
10326	SR	22/01/2018	lbh	1211	Sales Receipt	0	T9	280.00			280.00	-	R
10405	SI	19/02/2018	1336	4000	Rent due every 4 weeks	26	T9	280.00		280.00	-	-	
10506	SR	19/02/2018	lbh bacs	1211	Sales Receipt	0	T9	280.00			280.00	-	R
10621	SI	19/03/2018	1362	4000	Rent due every 4 weeks	26	T9	280.00		280.00	-	-	
10683	SA	19/03/2018	lbh hb bacs	1211	Payment on Account	0	T9	280.00			280.00	-	R
10865	SA	16/04/2018	lbh	1211	Payment on Account	0	T9	280.00			280.00	-	R
11005	SA	14/05/2018	lbh	1211	Payment on Account	0	T9	280.00			280.00	-	R
11015	SA	17/05/2018	lbh hb	1211	Payment on Account	0	T9	35.71			35.71	-	R
11172	SA	11/06/2018	lbh bacs	1211	Payment on Account	0	T9	320.00			320.00	-	R
11417	SA	09/07/2018	lbh hb bacs	1211	Payment on Account	0	T9	320.00			320.00	-	R
11497	SI	16/04/2018	rent due	4000	rent due	26	T9	315.71		315.71	-	-	
11523	SI	14/05/2018	1490	4000	Rent Due Every 4 Weeks	26	T9	320.00		320.00	-	-	
11524	SI	11/06/2018	1505	4000	Rent Due Every 4 Weeks	26	T9	320.00		320.00	-	-	
11525	SI	09/07/2018	1506	4000	Rent Due Every 4 Weeks	26	T9	320.00		320.00	-	-	
11540	SI	06/08/2018	1507	4000	Rent Due Every 4 Weeks	26	T9	320.00		320.00	-	-	
11705	SA	06/08/2018	lbh	1211	Payment on Account	0	T9	320.00			320.00	-	R
12037	SI	03/09/2018	1535	4000	Rent Due Every 4 Weeks	26	T9	320.00		320.00	-	-	
12048	SR	03/09/2018	lbh bacs	1211	Sales Receipt	0	T9	320.00			320.00	-	R
12158	SI	01/10/2018	1557	4000	Rent Due Every 4 Weeks	26	T9	320.00		320.00	-	-	
12159	SI	29/10/2018	1558	4000	Rent Due Every 4 Weeks	26	T9	320.00		320.00	-	-	
12169	SR	01/10/2018	lbh hb bacs	1211	Sales Receipt	0	T9	320.00			320.00	-	R
12253	SR	29/10/2018	lbh bacs	1211	Sales Receipt	0	T9	320.00			320.00	-	R
12284	SA	26/11/2018	lbh hb bacs	1211	Payment on Account	0	T9	320.00			320.00	-	R
12366	SI	26/11/2018	1580	4000	Rent Due Every 4 Weeks	26	T9	320.00		320.00	-	-	
12940	SI	20/01/2019	Flat 11,	4000	Rent Due: 4Wkly arrears:	26	T9	320.00		320.00	-	-	
12962	SI	17/02/2019	Flat 11,	4000	Rent Due: 4Wkly arrears:	26	T9	320.00		320.00	-	-	
12993	SI	18/03/2019	Flat 11,	4000	Rent Due: 4Wkly arrears:	26	T9	320.00		320.00	-	-	
13215	SR	24/12/2018	lbh hb	1211	Sales Receipt	0	T9	320.00			320.00	-	R
13216	SA	21/01/2019	lbh hb	1211	Sales Receipt	0	T9	320.00			320.00	-	R
13217	SA	18/02/2019	lbh hb	1211	Sales Receipt	0	T9	320.00			320.00	-	R
13513	SA	18/03/2019	lbh hb	1211	Sales Receipt	0	T9	320.00			320.00	-	R
13871	SI	15/04/2019	Flat 11,	4000	Rent Due: 4Wkly arrears:	26	T9	320.00		320.00	-	-	
13900	SI	13/05/2019	Flat 11,	4000	Rent Due: 4Wkly arrears:	26	T9	320.00		320.00	-	-	
13932	SI	10/06/2019	Flat 11,	4000	Rent Due: 4Wkly arrears:	26	T9	320.00		320.00	-	-	
14021	SR	10/06/2019	LBH HB	1211	Sales Receipt	0	T9	320.00			320.00	-	R
14022	SR	10/05/2019	LBH HB	1211	Sales Receipt	0	T9	320.00			320.00	-	R
14023	SR	15/04/2019	LBH HB	1211	Sales Receipt	0	T9	320.00			320.00	-	R
14751	SI	09/07/2019	FLat 11 NES	4000	4weekly in arrears - 09/07/19	26	T9	320.00		320.00	-	-	
14819	SI	03/09/2019	Flat 11 NWS	4000	4weekly in arrears 03/09/19	26	T9	320.00		320.00	-	-	
14820	SI	01/10/2019	Flat 11 NWS	4000	4weekly in arrears 01/10/19	26	T9	320.00		320.00	-	-	
14858	SI	01/11/2019	Flat 11 NWS	4000	4weekly in arrears 01/11/19	26	T9	320.00		320.00	-	-	
14892	SI	01/12/2019	Flat 11 NWS	4000	4weekly in arrears 01/11/19	26	T9	320.00		320.00	-	-	
14924	SI	01/01/2020	Flat 11 NWS	4000	4weekly in arrears 01/01/20	26	T9	320.00		320.00	-	-	
14954	SI	02/02/2020	Flat 11 NWS	4000	4weekly in arrears 20/01/20	26	T9	320.00		320.00	-	-	
15045	SI	03/03/2020	Flat 11 NWS	4000	4weekly in arrears 17/02/20	26	T9	320.00		320.00	-	-	
15222	SR	08/07/2019	Bacs	1211	Sales Receipt	0	T9	320.00			320.00	-	R
15272	SA	05/08/2019	Bacs	1211	Payment on Account	0	T9	320.00			320.00	-	R
15332	SR	02/09/2019	Bacs	1211	Sales Receipt	0	T9	320.00			320.00	-	R

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Ventra 27 Limited
Customer Activity (Detailed)

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15399	SA	28/10/2019	Bacs	1211	Payment on Account	0	T9	320.00		320.00	-	R
15495	SR	25/11/2019	Bacs	1211	Sales Receipt	0	T9	320.00		320.00	-	R
15791	SA	09/04/2020	Bacs	1211	Payment on Account	0	T9	320.00		320.00	-	R
15833	SR	30/09/2019	Bacs	1211	Sales Receipt	0	T9	320.00		320.00	-	R
15856	SR	23/12/2019	Bacs	1211	Sales Receipt	0	T9	320.00		320.00	-	R
15864	SR	20/01/2020	Bacs	1211	Sales Receipt	0	T9	320.00		320.00	-	R
15867	SR	14/02/2020	Bacs	1211	Sales Receipt	0	T9	320.00		320.00	-	R
15874	SR	16/03/2020	Bacs	1211	Sales Receipt	0	T9	320.00		320.00	-	R
16155	SI	04/04/2020	Flat 11 NWS	4000	4weekly in arrears 16/03/20	26	T9	320.00	320.00		-	-
16182	SI	05/05/2020	Flat 11 NWS	4000	4weekly in arrears 13/04/20	26	T9	320.00	320.00		-	-
16208	SI	06/06/2020	Flat 11 NWS	4000	4weekly in arrears 11/05/20	26	T9	320.00	320.00		-	-
16219	SR	11/05/2020	Bacs	1211	Sales Receipt	0	T9	320.00		320.00	-	R
16248	SR	08/06/2020	Bacs	1211	Sales Receipt	0	T9	320.00		320.00	-	R
16617	SI	05/08/2019	Flat 11	4000	09/07/19 To 05/08/19	26	T9	320.00	320.00		-	-
16618	SI	02/09/2019	Flat 11-	4000	06/08/19 To 02/09/19	26	T9	320.00	320.00		-	-
Totals:								<u>-280.00</u>	<u>0.00</u>	<u>9,795.71</u>	<u>10,075.71</u>	
Amount Outstanding					0.00							
Amount Paid this period					10,075.71							
Credit Limit £					0.00							
Turnover YTD					4,160.00							

Date: 14/12/2023
Time: 12:34:17

Ventra 27 Limited

Customer Activity (Detailed)

Page: 1

Date From: 01/01/2013
Date To: 14/12/2023
Transaction From: 1
Transaction To: 99,999,999

Customer From: 11ATNWS
Customer To: 11ATNWS
N/C From:
N/C To: 99999999
Dept From: 0
Dept To: 999

Inc b/fwd transaction: No
Exc later payment: No

** NOTE: All report values are shown in Base Currency, unless otherwise indicated **

A/C: 11ATNWS Name: 11 @ 23-24 New Windsor Street Contact: £80/week frm 19 April 18 Tel:

No	Type	Date	Ref	N/C	Details	Dept	T/C	Value	O/S	Debit	Credit	V	B
115	SR	04/04/2013	nov rent	1200	Sales Receipt	0	T9	254.00			254.00	-	R
152	SI	21/01/2013		4000	rent due	26	T9	254.00		254.00		-	-
165	SR	21/01/2013	jan rent	1200	Sales Receipt	0	T9	254.00			254.00	-	R
176	SI	21/02/2013		4000	rent due	26	T9	254.00		254.00		-	-
188	SI	25/03/2013		4000	rent due	26	T9	254.00		254.00		-	-
202	SR	11/03/2013	feb rent	1200	Sales Receipt	0	T9	254.00			254.00	-	R
565	SA	23/04/2013		1200	Payment on Account	0	T9	254.00			254.00	-	R
641	SC	20/05/2013		9998	rent recd in vgra-22.4.13 to	26	T9	254.00			254.00	-	-
691	SI	22/04/2013	rent	4000	rent due 25/03/13 to 21/04/13	26	T9	254.00		254.00		-	-
712	SI	20/05/2013	rent due	4000	rent due 22/4/13-19/05/13	26	T9	254.00		254.00		-	-
724	SI	17/06/2013	rent due	4000	rent due 20/05/13-16/06/13	26	T9	254.00		254.00		-	-
776	SC	24/06/2013	v27	9998	rent recd in vgra	0	T9	254.00			254.00	-	-
999	SI	15/07/2013	11	4000	Rent Due 17/6/13-14/7/13	26	T9	254.00		254.00		-	-
1006	SC	15/07/2013	11,nws rent	9998	rent recd in vgra	0	T9	254.00			254.00	-	-
1049	SI	12/08/2013	25	4000	Rent Due Every 4 Weeks	26	T9	254.00		254.00		-	-
1054	SC	13/08/2013	rent recd in	9998	rent recd in vgra	0	T9	254.00			254.00	-	-
1084	SI	09/09/2013	61	4000	Rent Due Every 4 Weeks	26	T9	254.00		254.00		-	-
1104	SC	09/09/2013	rent rec vgra	9998	rent rec 12/8/13-8/9/13	0	T9	254.00			254.00	-	-
1180	SC	07/10/2013	rent rec in	9998	rent rec in vgra	0	T9	254.00			254.00	-	-
1252	SI	07/10/2013	62	4000	Rent Due Every 4 Weeks	26	T9	254.00		254.00		-	-
1253	SI	04/11/2013	63	4000	Rent Due Every 4 Weeks	26	T9	254.00		254.00		-	-
1261	SC	05/11/2013	rent	9998	rent rec in vgra	0	T9	254.00			254.00	-	-
1340	SC	05/12/2013	rent 5/11/13	9998	rent rec 5/11/13-1/12/13 i	0	T9	254.00			254.00	-	-
1342	SI	01/07/2013	to correct	4000	rent due to correct allocation	26	T9	254.00		254.00		-	-
1370	SI	02/12/2013	64	4000	Rent Due Every 4 Weeks	26	T9	254.00		254.00		-	-
1377	SC	30/12/2013	rent rec vgra	9998	rent rec 2/12/13-29/12/13	0	T9	254.00			254.00	-	-
1464	SI	30/12/2013	103	4000	Rent Due Every 4 Weeks	26	T9	254.00		254.00		-	-
1468	SC	28/01/2014	rent rec vgra	9998	rent rec in vgra	26	T9	254.00			254.00	-	-
1601	SI	27/01/2014	109	4000	Rent Due Every 4 Weeks	26	T9	254.00		254.00		-	-
1689	SC	27/03/2014	rent rec vgra	9998	rent rec vgra	26	T9	254.00			254.00	-	-
1690	SC	27/03/2014	rent rec	9998	rent rec vgra	26	T9	254.00			254.00	-	-
1806	SI	24/02/2014	110	4000	Rent Due Every 4 Weeks	26	T9	254.00		254.00		-	-
1807	SI	24/03/2014	111	4000	Rent Due Every 4 Weeks	26	T9	254.00		254.00		-	-
1950	SC	30/04/2014	pd into sm	2158	pd into sm	24	T9	254.00			254.00	-	-
1983	SI	21/04/2014	263	4000	Rent Due Every 4 Weeks	26	T9	262.36		262.36		-	-
2062	SC	19/05/2014	rent to vgra	2158	rent to vgra, tfr 3/9	26	T9	254.00			254.00	-	-
2063	SC	27/05/2014	rent to vgra	2158	rent to vgra, tfr 3/9	26	T9	8.36			8.36	-	-
2077	SI	19/05/2014	288	4000	Rent due every 4 weeks	26	T9	280.00		280.00		-	-
2198	SC	16/06/2014	rent rec vgra	2158	rent rec tfr 3/9	26	T9	280.00			280.00	-	-
2281	SI	16/06/2014	289	4000	Rent due every 4 weeks	26	T9	280.00		280.00		-	-
2357	SI	14/07/2014	294	4000	Rent due every 4 weeks	26	T9	280.00		280.00		-	-
2494	SI	11/08/2014	295	4000	Rent due every 4 weeks	26	T9	280.00		280.00		-	-
2547	SC	03/09/2014	tfr 3/9	2158	rent rec vgra tfr 3/9	26	T9	280.00			280.00	-	-
2548	SR	08/09/2014	tfr	1200	Sales Receipt	0	T9	280.00			280.00	-	R
2549	SR	08/09/2014	tfr	1200	Sales Receipt	0	T9	280.00			280.00	-	R
2637	SI	08/09/2014	328	4000	Rent due every 4 weeks	26	T9	280.00		280.00		-	-
2849	SI	06/10/2014	343	4000	Rent due every 4 weeks	26	T9	280.00		280.00		-	-
2861	SR	06/10/2014	rnt 11nws	1200	Sales Receipt	0	T9	280.00			280.00	-	R
2983	SI	03/11/2014	358	4000	Rent due every 4 weeks	26	T9	280.00		280.00		-	-

Date: 14/12/2023
Time: 12:34:17

Ventra 27 Limited
Customer Activity (Detailed)

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3066	SC	03/11/2014	lbh	2158	rent paid to sm	26	T9	280.00		280.00	-	-
3093	SI	01/12/2014	381	4000	Rent due every 4 weeks	26	T9	280.00	280.00		-	-
3094	SI	29/12/2014	382	4000	Rent due every 4 weeks	26	T9	280.00	280.00		-	-
3107	SA	01/12/2014	23/24 nws	1200	Payment on Account	0	T9	280.00		280.00	-	R
3197	SC	24/12/2014	lbh	2158	rent pd to sm	26	T9	280.00		280.00	-	-
3225	SI	26/01/2015	404	4000	Rent due every 4 weeks	26	T9	280.00	280.00		-	-
3298	SA	26/01/2015	rent from	1200	Payment on Account	0	T9	280.00		280.00	-	R
3343	SI	23/02/2015	421	4000	Rent due every 4 weeks	26	T9	280.00	280.00		-	-
3420	SC	23/02/2015	rent pd to	2158	11nws rent pd to sm	26	T9	280.00		280.00	-	-
3450	SI	23/03/2015	440	4000	Rent due every 4 weeks	26	T9	280.00	280.00		-	-
3561	SA	23/03/2015	nws rent	1200	Payment on Account	0	T9	280.00		280.00	-	R
3627	SI	20/04/2015	463	4000	Rent due every 4 weeks	26	T9	280.00	280.00		-	-
3695	SR	22/04/2015	lbh	1200	Sales Receipt	0	T9	280.00		280.00	-	R
3730	SI	18/05/2015	482	4000	Rent due every 4 weeks	26	T9	280.00	280.00		-	-
3808	SR	20/05/2015	nw st rent	1200	Sales Receipt	0	T9	280.00		280.00	-	R
3929	SI	15/06/2015	503	4000	Rent due every 4 weeks	26	T9	280.00	280.00		-	-
4002	SR	15/06/2015	nw st rent	1200	Sales Receipt	0	T9	280.00		280.00	-	R
4159	SI	13/07/2015	526	4000	Rent due every 4 weeks	26	T9	280.00	280.00		-	-
4220	SR	15/07/2015	nw st rent	1200	Sales Receipt	0	T9	280.00		280.00	-	R
4514	SI	10/08/2015	546	4000	Rent due every 4 weeks	26	T9	280.00	280.00		-	-
4624	SI	07/09/2015	566	4000	Rent due every 4 weeks	26	T9	280.00	280.00		-	-
4676	SA	14/09/2015	vgra	1200	Payment on Account	0	T9	280.00		280.00	-	R
4677	SA	14/09/2015	vgra 7/10/15	1200	Payment on Account	0	T9	280.00		280.00	-	R
4837	SI	05/10/2015	589	4000	Rent due every 4 weeks	26	T9	280.00	280.00		-	-
4891	SA	05/10/2015	7/9/15-4/10/	1200	Payment on Account	0	T9	280.00		280.00	-	R
5041	SI	02/11/2015	611	4000	Rent due every 4 weeks	26	T9	280.00	280.00		-	-
5042	SI	30/11/2015	612	4000	Rent due every 4 weeks	26	T9	280.00	280.00		-	-
5122	SA	10/11/2015	rent	1200	Payment on Account	0	T9	280.00		280.00	-	R
5320	SR	01/12/2015	11nws rent	1200	Sales Receipt	0	T9	280.00		280.00	-	R
5323	SI	28/12/2015	638	4000	Rent due every 4 weeks	26	T9	280.00	280.00		-	-
5521	SI	25/01/2016	663	4000	Rent due every 4 weeks	26	T9	280.00	280.00		-	-
5631	SA	25/01/2016	rent flats 4	1200	Payment on Account	0	T9	280.00		280.00	-	R
5634	SA	24/12/2015	rent from	1200	Payment on Account	0	T9	275.36		275.36	-	R
5635	SC	24/12/2015	vgra	2158	rent rec in vgra	26	T9	4.64		4.64	-	-
5678	SI	22/02/2016	685	4000	Rent due every 4 weeks	26	T9	280.00	280.00		-	-
5788	SR	22/02/2016	nws rent	1200	Sales Receipt	0	T9	280.00		280.00	-	R
5855	SI	21/03/2016	710	4000	Rent due every 4 weeks	26	T9	280.00	280.00		-	-
6004	SR	22/03/2016	nws rent	1200	Sales Receipt	0	T9	280.00		280.00	-	R
6097	SI	18/04/2016	735	4000	Rent due every 4 weeks	26	T9	280.00	280.00		-	-
6141	SR	19/04/2016	nws rent	1200	Sales Receipt	0	T9	280.00		280.00	-	R
6232	SI	16/05/2016	759	4000	Rent due every 4 weeks	26	T9	280.00	280.00		-	-
6301	SR	16/05/2016	nws rent	1200	Sales Receipt	0	T9	280.00		280.00	-	R
6499	SI	13/06/2016	790	4000	Rent due every 4 weeks	26	T9	280.00	280.00		-	-
6550	SR	13/06/2016	rent from	1200	Sales Receipt	0	T9	280.00		280.00	-	R
6781	SI	11/07/2016	817	4000	Rent due every 4 weeks	26	T9	280.00	280.00		-	-
6831	SR	11/08/2016	nws rent	1200	Sales Receipt	0	T9	280.00		280.00	-	R
6933	SI	08/08/2016	841	4000	Rent due every 4 weeks	26	T9	280.00	280.00		-	-
6971	SR	28/08/2016	v27 rent	1200	Sales Receipt	0	T9	280.00		280.00	-	R
7096	SI	05/09/2016	866	4000	Rent due every 4 weeks	26	T9	280.00	280.00		-	-
7129	SR	13/09/2016	nws rent	1200	Sales Receipt	0	T9	280.00		280.00	-	R
7233	SI	03/10/2016	893	4000	Rent due every 4 weeks	26	T9	280.00	280.00		-	-
7234	SI	31/10/2016	894	4000	Rent due every 4 weeks	26	T9	280.00	280.00		-	-
7262	SR	10/10/2016	nws rent	1200	Sales Receipt	0	T9	280.00		280.00	-	R
7350	SI	28/11/2016	920	4000	Rent due every 4 weeks	26	T9	280.00	280.00		-	-
7384	SR	01/11/2016	nws rent	1200	Sales Receipt	0	T9	280.00		280.00	-	R
7480	SC	28/11/2016	rent rec	2158	rent rec vgra tfr to sm	26	T9	280.00		280.00	-	-
7488	SI	26/12/2016	945	4000	Rent due every 4 weeks	26	T9	280.00	280.00		-	-
7555	SR	28/12/2016	nws rent	1200	Sales Receipt	0	T9	280.00		280.00	-	R
7760	SI	23/01/2017	968	4000	Rent due every 4 weeks	26	T9	280.00	280.00		-	-
7803	SR	24/01/2017	nws rent	1200	Sales Receipt	0	T9	280.00		280.00	-	R
8018	SI	20/02/2017	992	4000	Rent due every 4 weeks	26	T9	280.00	280.00		-	-

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8078	SR	20/02/2017	nws rent	1200	Sales Receipt	0	T9	280.00		280.00	-	R
8271	SI	20/03/2017	1022	4000	Rent due every 4 weeks	26	T9	280.00	280.00	-	-	
8301	SR	20/03/2017	nws rent	1200	Sales Receipt	0	T9	280.00		280.00	-	R
8527	SI	17/04/2017	1044	4000	Rent due every 4 weeks	26	T9	280.00	280.00	-	-	
8666	SR	13/04/2017	v 27 rent	1200	Sales Receipt	0	T9	280.00		280.00	-	R
8702	SI	15/05/2017	1069	4000	Rent due every 4 weeks	26	T9	280.00	280.00	-	-	
8825	SA	15/05/2017	nws rent	1200	Payment on Account	0	T9	280.00		280.00	-	R
8963	SI	12/06/2017	1097	4000	Rent due every 4 weeks	26	T9	280.00	280.00	-	-	
9116	SA	12/06/2017	nws rent	1200	Payment on Account	0	T9	280.00		280.00	-	R
9179	SR	10/07/2017	280	1200	Sales Receipt	0	T9	280.00		280.00	-	R
9180	SI	10/07/2017	1125	4000	Rent due every 4 weeks	26	T9	280.00	280.00	-	-	
9398	SI	07/08/2017	1158	4000	Rent due every 4 weeks	26	T9	280.00	280.00	-	-	
9428	SR	08/08/2017	nws rent	1200	Sales Receipt	0	T9	280.00		280.00	-	R
9468	SR	11/09/2017	nws rent	1200	Sales Receipt	0	T9	280.00		280.00	-	R
9522	SI	04/09/2017	1187	4000	Rent due every 4 weeks	26	T9	280.00	280.00	-	-	
9672	SR	02/10/2017	nws rent	1200	Sales Receipt	0	T9	280.00		280.00	-	R
9746	SI	02/10/2017	1221	4000	Rent due every 4 weeks	26	T9	280.00	280.00	-	-	
9747	SI	30/10/2017	1222	4000	Rent due every 4 weeks	26	T9	280.00	280.00	-	-	
9803	SA	30/10/2017	lbh	1211	Payment on Account	0	T9	280.00		280.00	-	R
9952	SI	27/11/2017	1251	4000	Rent due every 4 weeks	26	T9	280.00	280.00	-	-	
10025	SA	27/11/2017	lbh bacs	1211	Payment on Account	0	T9	280.00		280.00	-	R
10067	SI	25/12/2017	1279	4000	Rent due every 4 weeks	26	T9	280.00	280.00	-	-	
10147	SA	22/12/2017	lbh	1211	Payment on Account	0	T9	280.00		280.00	-	R
10240	SI	22/01/2018	1307	4000	Rent due every 4 weeks	26	T9	280.00	280.00	-	-	
10326	SR	22/01/2018	lbh	1211	Sales Receipt	0	T9	280.00		280.00	-	R
10405	SI	19/02/2018	1336	4000	Rent due every 4 weeks	26	T9	280.00	280.00	-	-	
10506	SR	19/02/2018	lbh bacs	1211	Sales Receipt	0	T9	280.00		280.00	-	R
10621	SI	19/03/2018	1362	4000	Rent due every 4 weeks	26	T9	280.00	280.00	-	-	
10683	SA	19/03/2018	lbh hb bacs	1211	Payment on Account	0	T9	280.00		280.00	-	R
10865	SA	16/04/2018	lbh	1211	Payment on Account	0	T9	280.00		280.00	-	R
11005	SA	14/05/2018	lbh	1211	Payment on Account	0	T9	280.00		280.00	-	R
11015	SA	17/05/2018	lbh hb	1211	Payment on Account	0	T9	35.71		35.71	-	R
11172	SA	11/06/2018	lbh bacs	1211	Payment on Account	0	T9	320.00		320.00	-	R
11417	SA	09/07/2018	lbh hb bacs	1211	Payment on Account	0	T9	320.00		320.00	-	R
11497	SI	16/04/2018	rent due	4000	rent due	26	T9	315.71	315.71	-	-	
11523	SI	14/05/2018	1490	4000	Rent Due Every 4 Weeks	26	T9	320.00	320.00	-	-	
11524	SI	11/06/2018	1505	4000	Rent Due Every 4 Weeks	26	T9	320.00	320.00	-	-	
11525	SI	09/07/2018	1506	4000	Rent Due Every 4 Weeks	26	T9	320.00	320.00	-	-	
11540	SI	06/08/2018	1507	4000	Rent Due Every 4 Weeks	26	T9	320.00	320.00	-	-	
11705	SA	06/08/2018	lbh	1211	Payment on Account	0	T9	320.00		320.00	-	R
12037	SI	03/09/2018	1535	4000	Rent Due Every 4 Weeks	26	T9	320.00	320.00	-	-	
12048	SR	03/09/2018	lbh bacs	1211	Sales Receipt	0	T9	320.00		320.00	-	R
12158	SI	01/10/2018	1557	4000	Rent Due Every 4 Weeks	26	T9	320.00	320.00	-	-	
12159	SI	29/10/2018	1558	4000	Rent Due Every 4 Weeks	26	T9	320.00	320.00	-	-	
12169	SR	01/10/2018	lbh hb bacs	1211	Sales Receipt	0	T9	320.00		320.00	-	R
12253	SR	29/10/2018	lbh bacs	1211	Sales Receipt	0	T9	320.00		320.00	-	R
12284	SA	26/11/2018	lbh hb bacs	1211	Payment on Account	0	T9	320.00		320.00	-	R
12366	SI	26/11/2018	1580	4000	Rent Due Every 4 Weeks	26	T9	320.00	320.00	-	-	
12940	SI	20/01/2019	Flat 11,	4000	Rent Due: 4Wkly arrears:	26	T9	320.00	320.00	-	-	
12962	SI	17/02/2019	Flat 11,	4000	Rent Due: 4Wkly arrears:	26	T9	320.00	320.00	-	-	
12993	SI	18/03/2019	Flat 11,	4000	Rent Due: 4Wkly arrears:	26	T9	320.00	320.00	-	-	
13215	SR	24/12/2018	lbh hb	1211	Sales Receipt	0	T9	320.00		320.00	-	R
13216	SA	21/01/2019	lbh hb	1211	Sales Receipt	0	T9	320.00		320.00	-	R
13217	SA	18/02/2019	lbh hb	1211	Sales Receipt	0	T9	320.00		320.00	-	R
13513	SA	18/03/2019	lbh hb	1211	Sales Receipt	0	T9	320.00		320.00	-	R
13871	SI	15/04/2019	Flat 11,	4000	Rent Due: 4Wkly arrears:	26	T9	320.00	320.00	-	-	
13900	SI	13/05/2019	Flat 11,	4000	Rent Due: 4Wkly arrears:	26	T9	320.00	320.00	-	-	
13932	SI	10/06/2019	Flat 11,	4000	Rent Due: 4Wkly arrears:	26	T9	320.00	320.00	-	-	
14021	SR	10/06/2019	LBH HB	1211	Sales Receipt	0	T9	320.00		320.00	-	R
14022	SR	10/05/2019	LBH HB	1211	Sales Receipt	0	T9	320.00		320.00	-	R
14023	SR	15/04/2019	LBH HB	1211	Sales Receipt	0	T9	320.00		320.00	-	R

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14751	SI	09/07/2019	FLat 11 NES 4000	4weekly in arrears - 09/07/19	26	T9	320.00	320.00	-	-
14819	SI	03/09/2019	Flat 11 NWS 4000	4weekly in arrears 03/09/19	26	T9	320.00	320.00	-	-
14820	SI	01/10/2019	Flat 11 NWS 4000	4weekly in arrears 01/10/19	26	T9	320.00	320.00	-	-
14858	SI	01/11/2019	Flat 11 NWS 4000	4weekly in arrears 01/11/19	26	T9	320.00	320.00	-	-
14892	SI	01/12/2019	Flat 11 NWS 4000	4weekly in arrears 01/11/19	26	T9	320.00	320.00	-	-
14924	SI	01/01/2020	Flat 11 NWS 4000	4weekly in arrears 01/01/20	26	T9	320.00	320.00	-	-
14954	SI	02/02/2020	Flat 11 NWS 4000	4weekly in arrears 20/01/20	26	T9	320.00	320.00	-	-
15045	SI	03/03/2020	Flat 11 NWS 4000	4weekly in arrears 17/02/20	26	T9	320.00	320.00	-	-
15222	SR	08/07/2019	Bacs 1211	Sales Receipt	0	T9	320.00		320.00	- R
15272	SA	05/08/2019	Bacs 1211	Payment on Account	0	T9	320.00		320.00	- R
15332	SR	02/09/2019	Bacs 1211	Sales Receipt	0	T9	320.00		320.00	- R
15399	SA	28/10/2019	Bacs 1211	Payment on Account	0	T9	320.00		320.00	- R
15495	SR	25/11/2019	Bacs 1211	Sales Receipt	0	T9	320.00		320.00	- R
15791	SA	09/04/2020	Bacs 1211	Payment on Account	0	T9	320.00		320.00	- R
15833	SR	30/09/2019	Bacs 1211	Sales Receipt	0	T9	320.00		320.00	- R
15856	SR	23/12/2019	Bacs 1211	Sales Receipt	0	T9	320.00		320.00	- R
15864	SR	20/01/2020	Bacs 1211	Sales Receipt	0	T9	320.00		320.00	- R
15867	SR	14/02/2020	Bacs 1211	Sales Receipt	0	T9	320.00		320.00	- R
15874	SR	16/03/2020	Bacs 1211	Sales Receipt	0	T9	320.00		320.00	- R
16155	SI	04/04/2020	Flat 11 NWS 4000	4weekly in arrears 16/03/20	26	T9	320.00	320.00	-	-
16182	SI	05/05/2020	Flat 11 NWS 4000	4weekly in arrears 13/04/20	26	T9	320.00	320.00	-	-
16208	SI	06/06/2020	Flat 11 NWS 4000	4weekly in arrears 11/05/20	26	T9	320.00	320.00	-	-
16219	SR	11/05/2020	Bacs 1211	Sales Receipt	0	T9	320.00		320.00	- R
16248	SR	08/06/2020	Bacs 1211	Sales Receipt	0	T9	320.00		320.00	- R
16617	SI	05/08/2019	Flat 11 4000	09/07/19 To 05/08/19	26	T9	320.00	320.00	-	-
16618	SI	02/09/2019	Flat 11- 4000	06/08/19 To 02/09/19	26	T9	320.00	320.00	-	-

Totals:	<u>0.00</u>	<u>0.00</u>	<u>27,816.07</u>	<u>27,816.07</u>
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Amount Outstanding	0.00
Amount Paid this period	22,567.07
Credit Limit £	0.00
Turnover YTD	4,160.00

Approved, sent and paid

Ventra 27 Limited

For the period 1 July 2020 to 31 December 2023

Contact contains 11 @ 23-24 New Windsor Street

Status contains Accepted, Approved, Billed, Current, Invoiced, Paid, Sent

INVOICE NUMBER	INVOICE DATE	DUE DATE	LAST PAYMENT DATE	REFERENCE	GROSS	PAYMENTS / CREDITS	BALANCE	SOURCE
11 @ 23-24 New Windsor Street								
INV-0047	1 Jul 2020	1 Jul 2020	7 Jun 2021	New Windsor St	320.00	320.00	-	Receivable Invoice
INV-0008	6 Jul 2020	6 Jul 2020	6 Jul 2020	New Windsor St	320.00	320.00	-	Receivable Invoice
Aug 20 Rent 33	3 Aug 2020	3 Aug 2020	3 Aug 2020	New Windsor St	320.00	320.00	-	Receivable Invoice
Sep 20 Rent 30	1 Sep 2020	1 Sep 2020	28 Aug 2020	New Windsor St	320.00	320.00	-	Receivable Invoice
INV-0032	28 Sep 2020	28 Sep 2020	28 Sep 2020	New Windsor St	320.00	320.00	-	Receivable Invoice
Nov 20 Rent 31	26 Oct 2020	26 Oct 2020	26 Oct 2020	New Windsor St	320.00	320.00	-	Receivable Invoice
INV-0033	23 Nov 2020	23 Nov 2020	23 Nov 2020	New Windsor St	320.00	320.00	-	Receivable Invoice
Jan 21 Rent 27	26 Dec 2020	26 Dec 2020	21 Dec 2020	New Windsor St	320.00	320.00	-	Receivable Invoice
Feb 21 Rent 29	26 Jan 2021	26 Jan 2021	18 Jan 2021	New Windsor St	320.00	320.00	-	Receivable Invoice
March 21 Rent 24	26 Jan 2021	26 Jan 2021	15 Feb 2021	New Windsor St	320.00	320.00	-	Receivable Invoice
April 21 Rent 29	15 Mar 2021	12 Apr 2021	15 Mar 2021	New Windsor St	320.00	320.00	-	Receivable Invoice
May 21 Rent 30	10 May 2021	10 May 2021	12 Apr 2021	New Windsor St	320.00	320.00	-	Receivable Invoice
June 21 Rent 30	11 May 2021	11 May 2021	10 May 2021	New Windsor St	320.00	320.00	-	Receivable Invoice
INV-0146	2 Aug 2021	2 Aug 2021	2 Aug 2021	Flat 11 NWS	320.00	320.00	-	Receivable Invoice
INV-0147	27 Aug 2021	27 Aug 2021	27 Aug 2021	Flat 11 NWS	320.00	320.00	-	Receivable Invoice
INV-0181	27 Sep 2021	27 Sep 2021	27 Sep 2021	Flat 11 NWS	320.00	320.00	-	Receivable Invoice
INV-0252	25 Oct 2021	25 Oct 2021	25 Oct 2021	New Windsor St	320.00	320.00	-	Receivable Invoice
INV-0253	22 Nov 2021	22 Nov 2021	22 Nov 2021	New Windsor St	320.00	320.00	-	Receivable Invoice
INV-0292	20 Dec 2021	20 Dec 2021	20 Dec 2021	New Windsor St	320.00	320.00	-	Receivable Invoice

INVOICE NUMBER	INVOICE DATE	DUE DATE	LAST PAYMENT DATE	REFERENCE	GROSS	PAYMENTS / CREDITS	BALANCE	SOURCE
INV-0326	17 Jan 2022	17 Jan 2022	17 Jan 2022	New Windsor St	320.00	320.00	-	Receivable Invoice
INV-0359	14 Feb 2022	14 Feb 2022	14 Feb 2022	New Windsor St	320.00	320.00	-	Receivable Invoice
INV-0401	14 Mar 2022	14 Mar 2022	14 Mar 2022	New Windsor St	320.00	320.00	-	Receivable Invoice
INV-0437	11 Apr 2022	11 Apr 2022	11 Apr 2022	New Windsor St	320.00	320.00	-	Receivable Invoice
INV-0489	9 May 2022	9 May 2022	9 May 2022	New Windsor St	320.00	320.00	-	Receivable Invoice
INV-0524	6 Jun 2022	6 Jun 2022	6 Jun 2022	flat 11, New Windsor St	320.00	320.00	-	Receivable Invoice
INV-0525	4 Jul 2022	4 Jul 2022	4 Jul 2022	flat 11, New Windsor St	320.00	320.00	-	Receivable Invoice
Total 11 @ 23-24 New Windsor Street					8,320.00	8,320.00	-	
Total					8,320.00	8,320.00	-	

Invoices
Eddie McCaroll @ Flat 11 New windsor St
To 21 May 2023
Showing payments to 21 May 2023

Date	Number	Due Date		Total	Paid	Credited	Due
4/07/2022	INV-0844	4/07/2022		£320.00	£320.00	£0.00	£0.00
1/08/2022	INV-0730	1/08/2022		£320.00	£320.00	£0.00	£0.00
29/08/2022	INV-0610	29/08/2022		£320.00	£320.00	£0.00	£0.00
24/10/2022	INV-0727	24/10/2022		£320.00	£320.00	£0.00	£0.00
24/10/2022	INV-0687	24/10/2022		£320.00	£320.00	£0.00	£0.00
21/11/2022	INV-0728	21/11/2022		£320.00	£320.00	£0.00	£0.00
19/12/2022	INV-0772	19/12/2022		£320.00	£320.00	£0.00	£0.00
16/01/2023	INV-0807	16/01/2023		£320.00	£320.00	£0.00	£0.00
13/02/2023	INV-0886	13/02/2023		£320.00	£320.00	£0.00	£0.00
13/03/2023	INV-0887	13/03/2023	69 days overdue	£320.00	£320.00	£0.00	£0.00
Total				£3,200.00	£3,200.00	£0.00	£0.00

Statutory Declaration

I, Eden John Williams, Acquisitions manager at Ventra 27 Limited, 29-31 High Street, Harrow, HA1 3HT, do solemnly and sincerely declare as follows:

1. This declaration relates to 23-24 New Windsor Street, Uxbridge, Middlesex, UB8 2TX.
2. I have been working for Ventra Investments Limited and Ventra 27 Limited for in excess of fifteen years.
3. The above companies owned the above property throughout the period of my involvement with the above companies.
4. Throughout the above period the property was first in use as 12 flats until when in 2019 flat 6 was divided and flat 6a was created. Since then, the property is in use as 13 flats numbered 1, 2, 3, 4, 5, 6, 6a, 7, 8, 9, 10, 11, and 12.
5. Throughout the above period I had to attend the property on many occasions to deal with maintenance and other issues.
6. Throughout the above period I have many times met with Mr McCarroll who is the tenant of Flat 11 at the above property.
7. Flat 11 comprises of a bedroom at first floor level and a separate kitchen and bathroom at ground floor level.
8. The bedroom, kitchen and bathroom are for the sole and exclusive use for Mr McCarroll. No other tenant has any right or reason to use the bedroom, kitchen and bathroom of Flat 11.
9. I can also confirm that, save for the splitting of flat 6, the use and layout of the property has not changed since I am involved with the property for at least a period of fifteen years.

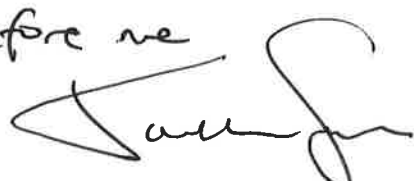
I make this solemn declaration conscientiously believing the same to be true and by virtue of the Statutory Declarations Act 1835

Signed

Eden John Williams



~~Eden John Williams~~

Declared at 133 Praed Street
London W2 1RN
This 22nd December 2023
Before me


Jonathan Gerber
Wgs Solicitors
133 Praed Street
W2 1RN

Statutory Declaration

I, Viswajit Palasuntheram, previous director of Ventra Investments Limited and current director of Ventra 27 Limited, both at 29-31 High Street, Harrow, HA1 3HT, do solemnly and sincerely declare as follows:

- This declaration relates to Flat 11 at 23-24 New Windsor Street, Uxbridge, Middlesex, UB8 2TX.
- Ventra Investments Limited acquired the property 12 March 2003. Between 2010 and March 2012 Ventra Investments Limited were under administration. On 15 March 2012 the property was re-acquired by myself. On 21 August 2019 I transferred the property to Ventra 27 Limited.
- I, therefore, have good knowledge of the running of the property throughout the above period.
- Since when the property was acquired, the property was in use, continuously and uninterruptedly, as 12 flats numbered 1-12. In mid 2019, flat 6 was split to provide an additional flat numbered 6a.
- Since when the property was acquired, Flat 11 was occupied by Mr Eddie McCarroll. Mr McCarroll is a statutory protected tenant. Records show that Mr McCarroll has been residing at this flat since at least 9 October 1981.
- Flat 11 is described as being 'non-self-contained flat comprising: Ground floor - 1 kitchen and 1 shower room/WC. First floor – 1 room'. In other words, and as a matter of fact, the bedroom of Flat 11 is at first floor level, and the kitchen and bathroom of Flat 11 are at ground floor level. See plan attached.
- The mentioned kitchen and bathroom at ground floor level are for the exclusive use of the occupant of Flat 11.
- I can confirm from personal knowledge, Mr McCarroll has been residing at this flat continuously and uninterruptedly since at least when Ventra Investments Limited acquired the property 12 March 2003.


I make this solemn declaration conscientiously believing the same to be true and by virtue of the Statutory Declarations Act 1835

Signed

Viswajit Palasuntheram

Declared at 133 Praed Street London W2 1RN
This 22nd December 2023

Before me



Jonathan Gerber
Wgs Solicitors
133 Praed Street
W2 1RN

8.0 APPENDICIES


8.1 Appendix 1 - Statutory Declaration from Viswajit Palasuntheram

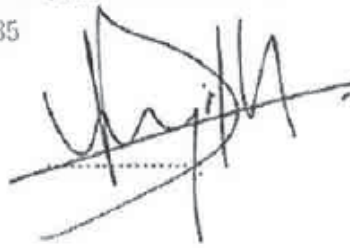
STATUTORY DECLARATION

I **Viswajit Palasuntheram** of 29-31 High Street, Harrow-on-the Hill, Middlesex HA1 3HT do solemnly and sincerely declare as follows:-

1. On 12 March 2003 my company Ventra Investments Limited purchased the freehold property 23 and 24 New Windsor Street, Uxbridge UB8 2TX ('the Property') registered at HM Land Registry under title number MX326314 and on 15 March 2012 it was transferred into my sole name and then on 21st August 2019 I transferred it to my company Ventra 27 Limited .
2. Therefore I have had an interest in the Property for over 20 years and during that period Flat 11 has been occupied by the same tenant.
3. I am able to make this declaration from my own knowledge.
4. I am duly authorised by the Company to make this declaration.

AND I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Statutory Declarations Act 1835

Declared at **133 Prael Street**
harrow W2 1HN
This **10th** day of **August** 2023
Before me

A Commissioner for Oaths/Solicitor



8.2 Appendix 2- Statutory Declaration from Elzbieta Lubinska

STATUTORY DECLARATION

I, Ms Elzbieta Iwona Lubinska of Flat 4, 10 Kenton Road, Harrow, do solemnly and sincerely declare as follows:

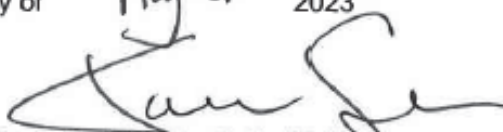
I am Elzbieta Iwona Lubinska, the cleaner of No. 23 & 24 New Windsor Street, Uxbridge, and have cleaned this property for over 10 years, working on a weekly basis. I am therefore very familiar with the site.

I can therefore confirm that Flat 11 has been used as a residential unit for a continuous period of over 4 years.

AND I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Statutory Declarations Act 1835

133 Praed Street London W2 1RN
Declared at Elzbieta Lubinska

This 10th day of August 2023
Before me


A Commissioner for Oaths/Solicitor

Jonathan Gerber
Wgs Solicitors
133 Praed Street
W2 1RN

8.3 Appendix 3 - Statutory Declaration from Eden Williams

STATUTORY DECLARATION

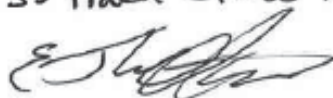
I, Eden John Williams of 29-31 High Street, Harrow on the Hill HA1 3HT do solemnly and sincerely declare as follows:

1. I have been working for Ventra 27 Limited for over 10 years.
2. Ventra 27 Limited owns the property 23 and 24 New Windsor Street, Uxbridge UB8 2TX ('the Property').
3. Throughout my employment I have had to attend Flat 11 of the Property on many occasions to deal with maintenance and other issues.
4. I have for a continuous period of over 4 years met with the tenant of Flat 11 who has been in occupation throughout that period.
5. I can therefore confirm that Flat 11 has been used as a residential unit for a continuous period of over 4 years.

AND I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Statutory Declarations Act 1835

133 Praed Street London W2 1RN

Declared at



This 10th

day of August

2023

Before me



~~A Commissioner for Oaths~~/Solicitor

Jonathan Gerber
Wgs Solicitors
133 Praed Street
W2 1RN

- 8.4 **Appendix 4** - [Property information for FLAT 11 AT 23-24, NEW WINDSOR STREET, UXBRIDGE, MIDDX, UB8 2TX - Check and challenge your Council Tax band - GOV.UK](#) website showing separate Council tax details for Flat 11

Property information for
FLAT 11 AT 23-24, NEW WINDSOR STREET, UXBRIDGE, MIDDX, UB8 2TX

Local Authority	Hillingdon
Local authority reference number	643505124
Council Tax band	A
Improvement indicator	No
With effect from	12 April 2015
Mixed-use property	No
Court code	None

8.5 Appendix 5 - EPC Certification for Flat 11

Energy Performance Certificate

Flat 11
23-24 New Windsor Street
UXBRIDGE
UB8 2TX

Dwelling type: Top-floor flat
Date of assessment: 13 December 2011
Date of certificate: 17 December 2011
Reference number: 8649-6122-9709-4447-0992
Type of assessment: RdSAP, existing dwelling
Total floor area: 10 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	75
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

England & Wales EU Directive 2002/91/EC

8.6 **Appendix 6 - [Property information for FLAT 11 AT 23-24, NEW WINDSOR STREET, UXBRIDGE, MIDDLEX, UB8 2TX - Check and challenge your Council Tax band - GOV.UK](#)** website showing separate Council tax details for Flat 11

Registration number R31660196

**23/24 New Windsor Street, Uxbridge,
Middlesex, UB8 2TX**

Registration

Registered fair rent	£ [REDACTED] per week
Services	£ [REDACTED] per Week
Uncapped rent (for information only)	£ [REDACTED]
Exempt from maximum fair rent	No
Registered on	19 April 2018
Registered by	unknown
Effective from	19 April 2018
Registration area	Hillingdon