

IN THE MATTER RELATING TO THE CONVERSION OF PART OF A BUILDING at:
"GOODWAY FARM"
RADFORD ROAD
ALVECHURCH
BIRMINGHAM
B48 7DY

STATUTORY DECLARATION AND WITNESS STATEMENT

I, RONALD JAMES HAYDON will say as follows:

1. I confirm that I live at, and own Goodway Farm. I confirm that I have resided here continuously and without interruption since I purchased this property in 1989. The property is Registered with Her Majesty's Land Registry – Title No. HW45599.
2. I confirm that I was born on 14 November 1934 and so am aged 86. Before I bought Goodway Farm I was an engineer with my own business and also a graphic designer. I have two sons. My one son has a partner Louise, who has provided a witness statement in regards my conversion of a building at Goodway Farm.
3. When I bought Goodway Farm it was a small holding with a house where I live, and existing greenhouses where a lot of plants are produced and sold on a wholesale basis. In addition, there was upon purchase another long building which is basically rectangular in shape, known as the Barn.
4. My agent will provide some photographs taken by a colleague in 2014. I consider that in essence these shows the outer form of the building referred to as the Barn at paragraph 3 above. Externally this generally remains the same as when I originally purchased the property except where I have made modifications from 2002 to late 2009 internally and a small porch at the rear.
5. I am shown a Survey Plan commissioned by me and marked Exhibit A.
6. I confirm that in 1998 I converted the end shown as Office at Exhibit A for that use, and I still use it for graphic designing commercially and have done so without interruption since 1998 to the present day.
7. In the early 1997 I became ill with cancer and recovered. I confirm that initially I needed something to occupy me and from around late 2002 to the end of 2009 I converted the next part of the building to two bedrooms, a bathroom, kitchen, hallway and sitting room. I recollect that I did some work since in early 2010, but this was very minimal, apart from decorating. In 2017 I built a Dog Kennel and a small Porch to the rear of the Barn. This is evidenced by Exhibit B showing the Elevations.
8. My agent has advised me to find as many Invoices as I can that relate to the "works" I have done. I attend farm/household sales quite a lot to occupy me. In particular I attend "Halls" (Auctioneers) Sales and I tend to keep most Invoices at least for some years.
9. In my search I did locate one relevant "Halls" [Auctioneers] sales invoice of November 2002 [A concrete mixer] and three of "Jewson" [Building Materials] invoices 03, 10 and 22 August 2009 which are for building materials that relate to the conversion in its later stages. I show these as Exhibits i) ii) iii) and iv). I confirm that I have used the concrete mixer consistently as and when needed during the years late 2002 to late 2009, for the further conversion of the building after converting the end to an Office before 1998 [Exhibit. A]
10. I have done a great deal of searching for other Invoices or paperwork relating to the work on the subject building and have located some of those of 2002 and 2009 which I refer to regarding the works I did in the period 2002 to 2009. I confirm that I have some other Invoices that are not easy to copy and are available for examination by Officers if required. I confirm that I am sure that there were many others but these are either regrettably mislaid or destroyed. This was not a business venture but initially one for occupational therapy as has been explained, though as below and as matters progressed, I was hoping to live there.
11. The remainder of the building continued to be a commercial use for the wholesale garden nursery and still does so.
12. I engaged Terry Foley as Electrician who will provide his own witness statement and Jim Cox assisted supplying me with all the materials I required, who will also provide his own witness