

Document ref: OSC/LDC/24/04

Application for a Lawful Development Certificate for an existing use (Class E) in relation to;

Buildngs rear of Milvus, Church lane, Dogmersfield, Hook. Hants RG27 8SZ

Evidence of continuous commercial – Use Class E - building occupancy for the preceding 10+ years.

Below = final invoice for rent to Alpha Transform Ltd 16/09/2013.

<b>L CRUMLIN</b> HURDCOTT, CRICKET HILL LANE YATELEY, HANTS, GU46 6BB TEL [REDACTED]		<b>Invoice</b>	
		Tax Date	Invoice No.
		16/09/2013	157
Invoice To			
ALPHA TRANSFORM LTD SCHOOLFIELD CORNER CHURCH LANE DOGMERSFIELD, HANTS RG27 8SY			
		P.O. No.	Terms
			Due on receipt
Description	Qty	Rate	Amount
MONTHLY RENT FOR DOGMERSFIELD UNIT	2	[REDACTED]	[REDACTED]
			<b>Total</b> [REDACTED]

**Doc 2;**

Licence to Occupy for Grebe Enterprises & View Models 30/09/2013

**DATED: 30<sup>TH</sup> SEPTEMBER 2013**

**LESLEY CRUMPLIN**

**AND**

**GREBE ENTERPRISES LTD, T/A MJ ENGINEERING  
&  
ROBIN WEST, T/A VIEW MODELS**

**LICENCE TO OCCUPY**

**Re:**

**THE BARNES, SCHOOLFIELD CORNER  
CHURCH LANE  
DOGMERSFIELD RG27 8SY**

THIS AGREEMENT is made on the 30<sup>TH</sup> September 2013.

**BETWEEN:**

- (1) **Lesley Crumplin** of Hurdcott, Cricket Hill Lane, Yateley, Hants GU46 6BB  
("The Licensor")

And Jointly

- (2) **GREBE ENTERPRISES LTD t/a MJ ENGINEERING** of Larkwood,  
Holly Close, Eversley, Hampshire RG27 0PH  
  
& **ROBIN R WEST t/a VIEW MODELS** of 2 Station View, Frimley Road  
Ash Vale, Hampshire GU12 5NR  
("The Licensee")

**1. DEFINITIONS**

In this Agreement, unless the context otherwise requires, the following expressions shall have the following meanings:

**"Property"**

The property of the Licensor known as THE BARNS, SCHOOLFIELD CORNER, CHURCH LANE, DOGMERSFIELD RG27 8SY

**"Designated Area"**

Buildings as per attached BSC 1 'Designated Areas' marked in Pink, Hard standing as shown in Green and Access Way as shown in Yellow. 6 parking spaces on the hard standing areas to be used for parking but not for long term storage or such other accommodation as the Licensor may from time to time at its reasonable discretion designate to enable the Licensee to carry on the Permitted Use.

**"Accessways"**

Such roads, paths, entrance halls, corridors and other means of access in or upon the Property the use of which is necessary for obtaining access to and egress from the Designated Area as the Licensor may from time to time reasonably specify on 7 days notice to the Licensee.

**"Permitted Hours"**

7 days a week, 24 hours.

**"Permitted Use"**

Warehouse, Manufacturing and Office use as agreed, Trade visitors by appointment.

**"Licence Fee"**

The sum of £1,100 per month plus utilities, alarm etc as agreed. Fee to be reviewed annually in line with RPI.

“Licence Period”  
from 1<sup>st</sup> October 2013 to the date on which this lease is determined in accordance with the provision of clause 4 below.

## **2. LICENCE**

**2.1** The Licensor hereby grants the Licensee this Licence to use the Designated Area which expression shall include all fixtures and fittings, plant and machinery thereon together with and excepting and reserving the rights mentioned in the Schedule to hold the same unto the Licensee for the Licence Period for the Licensee to use during the Permitted Hours for the Permitted Use.

**2.2** The Licence Fee shall be payable on the 1st of each calendar month in advance.

## **3. LICENSEE'S COVENANTS**

The Licensee agrees and undertakes:

**3.1** To pay to the Licensor:

**3.1.1** The Licence Fee including any VAT payable

**3.1.2** All service utilities including Alarm and telephone charges incurred or used in respect of the Designated Area together with any VAT payable.

**3.2** To keep the Designated Area clean and tidy and clear of rubbish.

**3.3** Not to use the Designated Area other than for the Permitted Use or in such a way as to cause any nuisance, disturbance, annoyance, inconvenience or interference to the Licensor or to the Property or any use of adjoining or neighbouring property.

**3.4** To indemnify the Licensor and keep the Licensor indemnified against all losses claims demands action proceeding damages costs or expenses or other liabilities arising in any way from this Licence except where caused by the fault of the Licensor its servants or agents) any breach of the Licensee's undertakings contained in this clause or the exercise or the purported exercise of any of the rights given in clause 2.

**3.5** To observe such reasonable rules and regulations as the Licensor may make and of which the Licensor shall notify the Licensee from time to time governing the Licensee's use of the Designated Area or Accessways.

**3.6** To leave the Designated Area in a clean and tidy condition free from the Licensee's furniture equipment and goods at the end of the Licence Period.



To immediately make good and damage caused to the Designated Area and the Accessways caused by the Licensee or any person thereon with the express or implied authority of the Licensee.

**3.8** Not to obstruct the Accessways or cause the same to be dirty or untidy nor to leave any rubbish on them.

**3.9** Not to do suffer or permit any act matter or thing which would or might constitute or breach of any statutory requirement bylaw or regulation affecting the Property or which would or might vitiate in whole or in part any insurance effected by the Licensor in respect of the Property from time to time.

**3.10** Not to make any alteration or addition whatsoever to the Designated Area save that the Licensee may redecorate the Designated Area with paints and materials previously approved of by the Licensor provided the said redecoration is completed to the reasonable satisfaction of the Licensor.

**3.11** To insure its chattels situated at the Designated Area against loss by any means including fire and theft.

**3.12** To indemnify the Licensor against all liability loss damage costs and expenses of whatsoever nature in respect of any breach of the Licensee's covenants in this Licence resulting in the injury (including injury resulting in death) to any person carried by any act default omissions or negligence of the Licensee or its invitees.

**3.13** Not to act in such a way that any third party obtains or may obtain rights over or in respect of the Designated Area so that any rights enjoyed by the Designated Area may be limited or extinguished.

**3.14** Not to exhibit any advertisement signboard nameplate inscription flag banner placard or poster upon any part of the Designated Area except with the previous written consent of the Licensor.

**3.15** To permit the Licensor its servants agents and employees to enter the Designated Area at any time upon reasonable notice being given or immediately in the case of emergency for any purpose whatsoever.

#### **4. TERMINATION**

**4.1** The rights granted in clause 2 shall determine (without prejudice to the Licensor's rights in respect of any antecedent breach) immediately on notice given by the Licensor at any time following any breach of the Licensee's covenants contained in clause 3 or if the Licensee has a receiver appointed or enters into liquidation.

The Licensor may give the Licensee THREE months notice or the Licensee may give the Licensor THREE months notice after the first NINE months but not before and upon expiration of such notice the Licence shall determine absolutely. Notice to be given on the rent date.

## 5. ASSIGNMENT

This Agreement is personal to the Licensee and is not assignable and the rights set out in clause 2 may only be exercised by the Licensee its employees and properly authorised invitees.

## 6. GENERAL

6.1 The Licensor gives no warranty that the Designated Area is legally or physically fit for the Permitted Use.

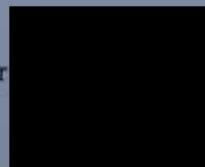
6.2 The Licensor shall not be liable for the death or injury to any person or for damage to any property of or for any losses claims demands actions proceedings damages costs or expenses or other liabilities incurred by the Licensee in the exercise or purported exercise of the rights granted by clause 2 except where caused by the fault of the Licensor its servants or agents.

6.3 All notices under this Licence shall be sufficiently served if communicated in writing to the Licensee at the above and to the Licensor at the above or such other address as either the Licensor or Licensee shall inform the other from time to time.

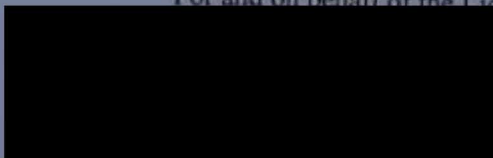
6.4 The Licensee shall not be entitled to exclusive occupation possession or use of the Designated Area and shall not at any time or in any manner do any act which may impede the Licensor or any person authorised by the Licensor in the exercise of the Licensor's rights of possession and control of the Property.

AS WITNESS the hands of the parties or their duly authorised representatives.

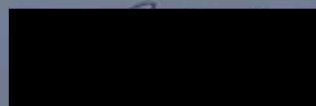
SIGNED by L Crumplin  
For and on behalf of the Licensor



SIGNED by A K Barsby  
Grebe Enterprises Ltd  
For and on behalf of the Licensee



SIGNED by R R West  
T/A View Models  
For and on behalf of the Licensee





TITLE NUMBER

# PLAN OF THE BARNES, SCHOOLFIELD CORNER

## BSCI DESIGNATED AREAS



ORDNANCE SURVEY MAP REFERENCE:

SU7952NE

SCALE 1:1250 Enlarged from 1:2500

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This plan has been prepared for the sole purpose of showing the area in respect of which an official search has been made. The information has been taken from the index map. It is illustrative only and does not define the extent of the land in any individual title. For information about the general boundaries of a title please refer to the register and filed plan.

NOT 2002

000001



### Doc 3

Evidence of occupation (Extract of Licence to Occupy) to Grebe Enterprises and MGS Engineering & Consultancy Ltd dated 31<sup>st</sup> December 2019

**THIS AGREEMENT** is made on 31<sup>st</sup> December 2019.

**BETWEEN:**

- (1) **Lesley Crumplin** of Milvus, Church Lane, Dogmersfield, Hook. RG27 8SZ. ("The Licensor")

And Jointly

- (2) **Grebe Enterprises LTD t/a MJ Engineering** of Larkwood, Holly Close Eversley RG27 0PH

**& MGS Engineering and Consultancy Ltd.** Of Meadow View, Reading Road, Eversley. RG27 0NJ  
("The Licensee")

### 1. DEFINITIONS

In this Agreement, unless the context otherwise requires, the following expressions shall have the following meanings.

**"Property"**

The property of the Licensor known as THE BARNS, SCHOOLFIELD CORNER, CHURCH LANE, DOGMERSFIELD.RG27 8SY

**"Designated Area"**

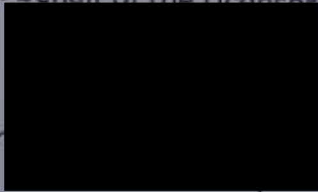
Buildings as per attached BSC 1 Designated Areas marked in pink. Hard standing as shown in green and access way shown in yellow. 6 parking spaces on the hard standing areas to be used for parking but not for long term storage



**AS WITNESS** the hands of the parties or their duly authorised representatives.

**SIGNED** by L Crumplin

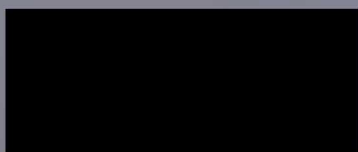
For and on behalf of the Licensee



**SIGNED** by A K Barsby

**GREBE ENTERPRISES LTD**

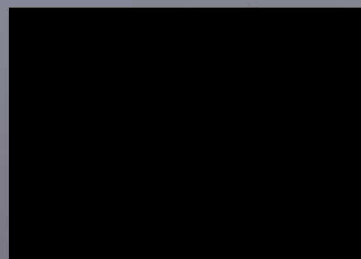
For and on behalf of the Licensee



**SIGNED** by M Clark

**MGC ENGINEERING LTD**

For and on behalf of the Licensee



**Doc 4**

Evidence of occupation of the buildings by Alcaso Logistics Ltd showing occupation address as the subject buildings.

(No Licence of occupy issued due to Covid)

**HM Revenue & Customs**

HM Revenue & Customs  
ALCASO LOGISTIC LIMITED  
SCHOOLFIELD CORNER CHURCH LANE  
DOGMERSFIELD  
HOOK  
RG27 8SY

**Late submission penalty notice**

**Date**  
02 November 2023

**VAT Registration Number**  
[REDACTED]

**Period reference**  
08 23

**We've issued you a VAT penalty point**

Your VAT return for the accounting period 01 July 2023 to 24 August 2023 was due on 01 October 2023. However, because we hadn't received it by then, we've given you a penalty point.

Please send us your return if you haven't already.

If you're an authorised tax agent or representative, please use the above VAT Registration Number to check if this notice applies to you or one of your clients. Go to [GOV.UK](https://www.gov.uk) and search for 'VAT CHECK'.

We issue a penalty point notice every time you send your return late, up to a maximum of 4 points. If you reach the maximum number of points, we charge you a financial penalty of £200. To avoid receiving late submission penalty points in the future, you need to submit your returns on time.

We've issued this penalty point notice in accordance with paragraph 6 of Schedule 24 to Finance Act 2021.

As of the date on this letter, your VAT penalty point total is 1 point(s).

Period end date	Date point was issued	Reason	Point(s)
24 August 2023	30 October 2023	Return not received	1 point
<b>Total Point(s)</b>			<b>1 point(s)</b>

For more details, please check your Online Tax Account. You can find more information about penalty points at the end of this letter.

We've sent a copy of this notice to your tax agent or representative, if you've registered one with us to deal with your VAT on your behalf.

**If you need help**



M 008241 SEV3039A 313I300G100075 39900 C 54958

Al Caso Logistic Limited  
Greenhouses Schoolfield  
Church Lane  
Dogmersfield  
Hook Hampshire  
RG27 8SZ



Your electricity account number:

[REDACTED]

6 September 2023

### Unpaid Bill – Legal Action Notice

Total Owing: £ [REDACTED]

#### You have not paid your electricity bill.

If you do not pay immediately, we will send your debt to a **Debt Collection Agency**. This will result in one or more of the following:-

- Extra costs which will increase the amount you have to pay
- Your credit rating being affected – this could make it difficult for you to get credit
- Attachment of earnings
- Petition lodged for your bankruptcy
- Seizure of your assets

#### How to pay

Please remember to use your 10-digit SSE customer account number as the payment reference. This can be found on your bill and on the front page of this letter.

- Pay by bank transfer: sort code 57-17-57 and account number [eight zeros] 00000000
- Pay by debit or credit card 24/7: by calling 0333 313 9179 or on-line at [my.sseenergysolutions.co.uk/bills/pay](https://my.sseenergysolutions.co.uk/bills/pay)

All payment options, including paying by Direct Debit, are explained on our website:

[sseenergysolutions.co.uk/customer-help-centre/help-and-advice/pay-your-bill](https://sseenergysolutions.co.uk/customer-help-centre/help-and-advice/pay-your-bill)



051391\_235 | T: 4 0000 14465 5183 39900



Miss Ana Sofia Mendes Romao  
ALCASO LOGISTIC LIMITED  
SCHOOLFIELD CORNER  
CHURCH LANE  
DOGMERSFIELD  
HOOK, HAMPSHIRE  
RG27 8SY

**Why am I receiving this letter?**

Your have missed Bounce Back Loan repayments.

**Do I need to do anything?**

Please read the below information carefully. You can contact us if you have any questions.

Letter reference: [REDACTED]  
Accou [REDACTED]

22 August 2023

Dear Director

You need to make up your missing Bounce Back Loan repayments immediately or contact us

**If we don't hear from you soon, we'll need to send you a Default Notice.**

You received a Bounce Back Loan [REDACTED] and you've missed repayments totalling [REDACTED].  
The most recent payment of [REDACTED] was due on **14 August 2023**.

Please call us urgently on **03455 873 660\*** to come to an arrangement and clear your missed payments. You'll need to quote the last four digits of your account number that is detailed at the top of this letter.

Alternatively, if you're registered for Business Internet Banking, you can log in at [business.hsbc.uk/bib](https://business.hsbc.uk/bib) to make your payment.

To set up a Direct Debit, simply call us on **03455 873 660\***. A Direct Debit will automatically take the contractual payment each month from your nominated account and still leave you the flexibility to make additional payments.

**Your credit score will be affected**

\* While your loan payments are overdue, you continue to accrue 16% interest on the amount due.





HM Revenue  
& Customs

## Corporation Tax Notice to deliver (file) a Company Tax Return

.J21D8ADDK05MEA000254788001001 388 000

ALCASO LOGISTIC LIMITED  
SCHOOLFIELD CORNER CHURCH LA  
DOGMERSFIELD  
HOOK  
RG27 8SY



Issued by  
HM REVENUE AND CUSTOMS  
CT SERVICES  
CORPORATION TAX SERVICES  
HM REVENUE AND CUSTOMS  
UNITED KINGDOM  
BX9 1AX

Date of issue  
17 SEP 2023

Office no

HMRC use:

Payment ref

[www.gov.uk/corporationtax](http://www.gov.uk/corporationtax)

### Your Company Tax Return is due by 24 August 2024

Your company must deliver (file) one or more Company Tax Returns for the period specified below:

**01 APR 2023 to 24 AUG 2023**

By law, you need to file any returns by the later of either the:

- first anniversary of the last day of the period the return relates to
- end of 3 months after the date of this notice

If you're late filing your Company Tax Returns, you may have to pay a penalty. To avoid penalties, file online by the filing date above. We can charge penalties for late returns even if your company does not owe any tax.

If you have told us you have an agent or accountant, we'll tell them we have issued this notice to you.

### How to file your Company Tax Return

You must file your Company Tax Return electronically.

To file online, go to **GOV.UK**, search 'Company Tax Returns' and select 'file your accounts and Company Tax Returns'. If you're not already registered to file online, you can also find instructions here on how to register.

Your return also needs to include the appropriate attachments in the right format. For more details on this, go to **GOV.UK** and search 'format for accounts forming part of a Company Tax Return'.

Doc 5

Licence to Occupy for SP Events 15/08/2023.

Still in occupation

**THIS AGREEMENT** is made on 15th August 2023

**BETWEEN:**

(1) **Lesley Crumplin** of Milvus Church Lane, Dogmersfield, Hook RG27 8SZ. (The Licensor).

And

(2) **Tom Cox** of SP Events Agency Ltd, 11 Rubus Close, West End, Woking, Surrey, GU34 9XD. (The Licensee).

**DEFINITIONS**

In this Agreement, unless the context otherwise requires, the following expressions shall have the following meanings.

**Property**

The property of the Licensor known as THE BARN, SCHOOLFIELD CORNER, CHURCH LANE, DOGMERSFIELD, HOOK, RG27 8SY

**Designated Area**

Buildings as per attached plan marked in green. Parking Area marked in pink to be used for parking but not for long term storage.

**Accessways**

The landlord and or her agents require access at all times through the Designated Area. The landlord accepts no responsibility for the Licensee's property.

**Permitted Hours**

24 hours a day, 7 days a week.

**Permitted use**

Warehouse, manufacturing and office use as agreed.

**Licence Fee**

The sum of [REDACTED] month plus all utilities. Fee to be reviewed annually in line with RPI. Direct debit to be paid monthly to Lesley Crumplin, [REDACTED]

**Licence period**

From 15th August 2023 to the date on which this lease is determined in accordance with the provision the clause below.

#### **Licence**

The Licensor hereby grants the Licensee to use the Designated Area  
The Licence Fee shall be payable on the 15th of each calendar month in advance.

#### **Licensees Covenants**

The Licensee agrees and undertakes:

To pay the Licensor.

All service utilities and any charges incurred or used in respect of the Designated Area.

To keep the Designated Area clean and tidy and clear of rubbish.

Not to use the Designated Area other than for the Permitted use or in such a way as to cause any nuisance, disturbance, annoyance, inconvenience or interference to the Licensor or of any neighbouring property.

To indemnify the Licensor and keep the Licensor indemnified against all losses, claims, and proceedings or other liabilities arising in any way from the Licensee.

To leave the Designated Area in a clean and tidy condition free from the Licensees furniture and equipment at the end of the Licence Period.

To immediately make good any damage caused to the Designated Area.

Not to make any alterations or additions without prior agreement with the Licensor.

#### **Termination**

The rights granted in the Licence Period shall determine (without prejudice to the Licensor's rights in respect of any antecedent breach) immediately on notice given by the Licensor at any time following any breach of the Licensee's covenants contained above, or if the Licensee has a receiver appointed or enters into liquidation.

The Licensor may give the Licensee THREE months notice or the Licensee may give THREE months notice. Notice to be given on the rent date.

#### **General**

The Licensor gives no warranty that the Designated Area is legally or physically fit for the Permitted Use.

The Licensor shall not be liable for the death or injury to any person or the damage to any property or demands or proceedings.

The Licensee shall not be entitled to exclusive occupation of the Designated Area and shall not Impede the Licensor or any person authorised by the Licensor in the exercise of the Licensor's rights of possession and control of the property.

As **WITNESS** the hands of the parties or their duly authorised representatives.

Signed by Lesley Crumplin

