

STATUTORY DECLARATION

**Re: Studios 1A, 2A, 3A and Flat 4 at 10-12 Lind Road Sutton SM1 4PJ
("the Property")**

I [REDACTED] of Personal Property Management Ltd
8 Molasses Row, Plantation Wharf, Battersea, SW11 3UX

DO SOLEMNLY AND SINCERELY DECLARE as follows:-

- I have been an Estate Agent for in excess of 38 years and I am at present a property manager at the Estate Agency known as Personal Property Management Ltd.
- The Agency is a traditional Estate Agency, selling houses and renting properties in and around London. The Agency has been active in London and it's boroughs for a number of years. Prior to my service commencing at Personal Property Management Ltd I was the Sales and Lettings Manager for 17 years at Harlesden Heights Estate Agents Ltd, 70 Park Parade, Harlesden, NW10 4JB, where my staff and I managed the Properties at Lind Road Sutton, SM1 4PJ for several years. These properties are owned by our long term client Kersey Properties and their later owners KPD Ltd. We have been advising on these properties for 15 years.
- We currently have in excess of 150 Residential properties on our books that we let and manage on behalf of owners. Some of these properties are in Sutton. In the past we have let out circa 40 flats on Lind Road and the surrounding roads which are all very proximate to the Town Centre and consequently in demand
- Being so close to the Town Centre demand for properties concentrates on studio and 1 bedroom flats. Young couples and single people find these properties very convenient and attractive. Demand for these small dwellings exceeds supply by a long shot. I could let 1 such unit per day, every day, well into the foreseeable future. They fly off the shelves immediately they are advertised.
- Two bedroom flats are more difficult to let. Three bedroom properties on Lind Road and surrounding roads are extremely difficult to let. Typically demand for 3 bed flats or houses comes from families. They want to see and live in quiet residential areas, as opposed to proximity to Town Centres. These family units want to see green spaces and room for their children to grow. Three bedroom homes in Lind Road are in the wrong area for them to be let. There is no demand for such properties.
- In my years, I do not recall ever letting a 3 bedroom house or flat on Lind Road.

Whenever an owner of a 3 bed property in the locality of Lind Road seeks our advice on letting, we explain to them the difficulties of letting a large family house in the area. We explore with them alternatives, of which one is subdividing their property into smaller units as the smaller units can be let quickly without any void periods.

- On 20th June 2019 we were instrumental in the letting of Flats 1A, 2A, and 3A at the Property, having introduced the tenants to the Landlord. In November 2018 we had introduced a prospective tenant for flat 4 at the Property. All tenants were equally satisfied with the flats on view and none raised any objection or concern on the facilities offered, the condition, the location, the size, the airiness or the living arrangements of the flats. The flats at the Property all provide acceptable forms of accommodation to which testament lies in the fact that the Property is fully let and has continuously been so since construction.
- The Property is successfully providing much needed accommodation in the Borough and we urge that the council permits that this state of affairs continues to thrive and grant the planning permission applied for.

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

county of

Surrey

this

29th

day of

August

2023

Before me

Officer of a Court, appointed by the Judge

to take Affidavits

Ross Moniro

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