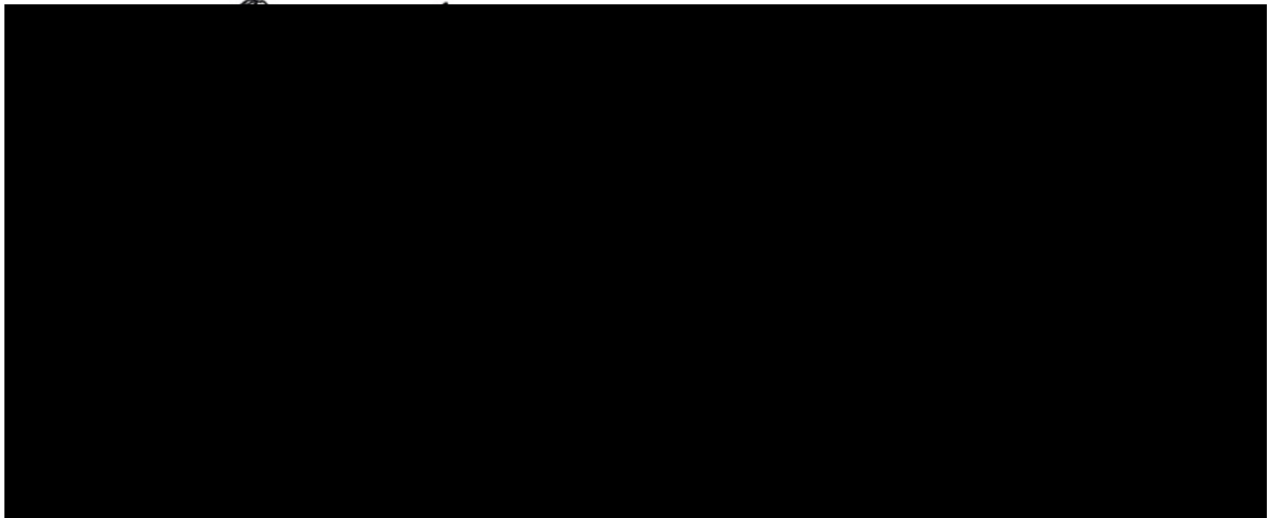


STATUTORY DECLARATION

I, [REDACTED] of "Mayfield", Kensington Place, Newport, NP19 8GP, do solemnly and sincerely declare as follows:

1. I was the former owner of the freehold property known as 22 Crown Street, Newport, NP19 8FU. During my period of ownership, I applied for and successfully obtained planning consent to convert the building into four (4) student bedrooms and one (1) self-contained flat.
2. I structurally commenced the conversion works in May 2007
3. During the course of the construction and conversion, I carried out numerous physical works on the property in accordance with the approved plans. These works included, but were not limited to:
 - o Altering the internal layout of the building;
 - o Revising and updating the drainage system;
 - o Reducing the footprint/size of the garage.
 - o
4. Newport City Council was formally notified of the commencement of these works. Subsequently, Terry Thomas, acting in his official capacity as a Building Control Officer for Newport City Council, carried out at least one site and building inspection.
5. Due to escalating building costs and a subsequent lack of available funds, I was forced to halt the conversion works and put the property on the market. Following a difficult selling process, I ultimately sold and transferred the property to [REDACTED] in July 2025.

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.



Roger James Clements & Partners
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South Wales
NP20 4AQ