STATUTORY DECLARATION

I Nicholas Madders of 141 Old Fort Road, Shoreham by Sea, BN43 5HL and the Director of Brighton Residential Limited, do solemnly and sincerely declare as follows: -

1. Brighton Residential Limited acquired 5 Westbrooke, Worthing, BN11 1RE on 10th May 2019.

2. When the building was acquired it was arranged in the same layout as found today with 12 letting units. However, unit 4 was not in habitable condition and units 8, 9 & 10 were used by the previous owner as personal accommodation. The unit doors were all numbered but the numbering was unintelligible with number 17 being the first door on the left from the front entrance.

3. When the building was acquired units 1, 2, 3, 4, 8, 10, 11, 12 had been self contained although the toilet in unit 8 had been removed prior to selling, leaving an open soil pipe connection. Units 5, 6, 7 were using the shared facilities of 1 shower and 2 toilets on the first floor. Unit 9 had been partially gutted prior to selling presumably in an attempt to rid the intoxicating smell of animals and excreta but the remnants of a bathroom including tiles and waste pipes remained in situ.

4. The refurbishment of the building commenced on 21st October 2019 with removal of the rubbish left behind, damp and damaged materials, carpets, kitchens and sanitary wares from areas of the building which were not being let.

5. During the refurbishment, unit 9 had a toilet installed in the bathroom on 5th February 2021 thereby self containing the unit.

6. Today, the building still consists of the same 12 letting units in the same layout with units 1, 2, 3, 4, 8, 9, 10, 11, 12 still self contained and units 5, 6, 7 still using the shared facilities of 1 shower and 2 toilets on the first floor.

I make this solemn declaration conscientiously believing the same to be true and accurate in accordance with the provisions of the statutory Declarations Act 1835.

Signed: [redacted]
N. Madders

Declared at: Shoreham by Sea West Sussex

In the presence of: [redacted] FCILEX
Commissioner of oaths

Dated this 3rd day of September 2025

SUZANNE PEGG FCILEX
CHARTERED LEGAL EXECUTIVE
ROBERT SIMON & CO
UNIT 6 RIVERSIDE BUSINESS CENTRE
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