I, Michael Shaun Lawson (familiarly known as Shaun Lawson) of Greathouse Farm, Lynwick Street, Rudgwick, West Sussex RH12 3DJ, do hereby make oath and do solemnly and sincerely declare:

1. Jointly with my wife Jane, I acquired Greathouse Farm and moved there in 1985. When we bought Greathouse Farm we did very extensive alterations. I think that we got planning permission on 29th January 1985
2. When we moved to Greathouse Farm, all of our growing family still lived with us. Because we wanted more room, we commissioned plans for an extension to the house as a Nanny or Granny space. There were two iterations of the scheme, both of which were granted planning permission in 1996, but we preferred the later one granted planning permission on 6th November 1996 with District Council planning reference RW/62/96. Once all the necessary building regulations and other consents had been secured, building work started in 1997. My records of the time show that the builder's final invoice was dated December 1997. The extension was built in accordance with drawing 96/8/1. The extension as built was and still is of two storeys; it extends the main house in a northerly direction and is constructed of materials to match the main house. There is no access to the extension from the main house at first floor level, but, on the ground floor, we can access the extension via our extended utility room. Our tenants have always used the access straight into their lounge via the French Doors in the northern elevation. The extension remains to this day as it was designed and built. Access has always been taken by the tenants via the French Doors.

3. By the time the extension was finished, our needs as a family had changed with basically only my wife and I as the regular occupiers of the house. So, for the first part of its life the extension remained unused. In mid-1999, a friend asked if we would contemplate letting the extension as they had a good tenant who had to leave their premises. We decided to see how it worked and it had the advantage that the

extension would start to pay for itself & the people in it would mean someone was on-site when we were away.

4. Our first tenant was a Maggie Gough. Maggie worked for an estate agent at an office in Horsham. My records show her tenancy beginning on 8th September 1999; and continuing until May 2002. The exhibit hereto, given the reference "MSL/tenant record" lists all the tenants of the extension from then until now, starting with Maggie, and the periods of their respective occupation so far as I can piece together the history from an examination of my computer and other records. Apart from the built-in equipment such as the cooker and washing facilities, the extension was always let unfurnished. After Maggie Gough left, it became our practice quickly to scout round for successor tenants so as to keep a continuity of usage & income as far as possible, as we had by then begun to welcome the additional income.

5. None of the tenants ever had any association with me or my family or the Farmhouse or Greathouse Farm. All worked elsewhere. Mark Boteryle, for example, was a policeman. Carolyn Walters was an accountant with a job in Horsham. Pauline Champion also had a job in Horsham. Michael Sheridan meanwhile was a painter and decorator whose job took him all over the area, rather akin to the lodger, Matthew Minson, who was a roofer. Matthew's lodging agreement began in January 2009 and continued to 3rd of May 2013. Then came Gareth Francis (a software engineer) who left in October 2021. The present occupiers Danielle Silver (a Public House manager) and Oliver Sutton (a Carpenter) entered (after a material tidy up over the winter) in January 2022 and still reside there.

   Without exception, all have lived in the extension wholly independently of my family, but their presence has nevertheless been a reassurance whenever we were away.

6. The financial arrangements have been constant for all the tenants. Each has paid a rent on a monthly in advance basis, which always included utility bills; save for Council Tax about which see section 7 below.

7. The next exhibit hereto given reference "MSL/Agreement" is a copy of the original tenancy agreement which was used for Pauline Champion; the others were in a similar format but were disposed of on each tenancy change. This was the standard agreement we used until Matthew Minson's tenancy began by which time we had been advised that a 'lodger agreement' was perhaps more appropriate, a copy of which is attached. As one consequence of the changeover from Michael Sheridan to Pauline Champion those responsible for electoral registration notified Pauline's change of address to the rating authority which decided that the extension should be rated in its own right. Since then, the rates, now Council Tax, has been paid by the individual tenants.

AND

I make this solemn declaration conscientiously knowing the same to be true and by virtue of the provisions of the Statutory Declarations Act 1835.

