

27 SEP 2023

RECEIVED

I CHARLES ROBERT BOND of Copse Meadow Lodge, Copse Lane, Hayling Island, Hampshire, PO11 0QB make oath and say as follows:

1. Jointly with my wife Margo Elizabeth Bond I purchased the property then known as Albertville and land adjoining at Copse Lane Hayling Island Hampshire PO11 0QB ("the Property") and we became the registered proprietors on 18th July 1989.
2. My wife and I have owned the Property ever since our purchase, continuously and throughout that period to date.
3. Title to the Property is registered with title number HP334363 and a copy of the registers of title and title plan is exhibited hereto as "CRB1" which shows the date my wife and I became registered proprietors.
4. Since our purchase the name 'Albertville' was changed to 'Copse Meadow Lodge' and the land adjoining was changed to 'Copse Meadow Farm' at Copse Lane, Hayling Island.
5. When we purchased the Property there were two caravans there, which were at that time inhabited by two tramps or gentlemen of the road, ("the First Tenants").
6. The First Tenants had been living in the two caravans for some time prior to our purchase in 1989 and they did not pay any rent. We allowed that situation to continue for as long as they wanted to continue living there.
7. The First Tenants remained living in the two caravans (Vans 1 and 2) gratuitously until they voluntarily departed approximately two years after our purchase, that is in or about mid-1991.
8. Early in 1990, I purchased a further caravan which was placed at the Property and which has remained there ever since.
9. In 1990 I instructed [REDACTED] registered architect, of [REDACTED] Victoria Road, Emsworth, Hampshire, PO10 7NH, to work on a plan for stables in a sheltered farm-yard at the Property (which plan was never implemented).
10. Exhibited hereto is a copy of a letter dated 29th March 1990 hand written by [REDACTED] to me together with her plan marked "CRB2" ("the Plan").

11. The Plan shows the three caravans that were in situ at the Property at that time, in March 1990.

12. Since then, I purchased two further caravans which were stationed on the Property and whilst the caravans have not always been in the same positions at the Property, throughout my period of ownership from July 1989 to date (over 34 years) the five caravans have always been situated and stationed there and have been occupied throughout that period as follows:

12.1 After the years of occupation by one of the First Tenants (which had been for at least two years), Van 1 Copse Meadow Farm Copse Lane Hayling Island Hampshire PO11 0QB was then rented to [REDACTED] in or about September 2000 and he lived there continuously until December 2009 (which had been for nine years) when he left to live with his girlfriend. At that point Van 1 had been occupied for a period of at least 11 years. [REDACTED] then returned to Van 1 in February 2013 and he has lived there ever since, continuously throughout that period to date, for a further 10 years.

12.2 After the years of occupation by the other of the First Tenants (which had been at least two years) Van 2 Copse Meadow Farm Copse Lane Hayling Island Hampshire PO11 0QB was rented to [REDACTED] in late 2009 and he has lived there ever since, continuously throughout that period, to date, for a period of nearly 14 years.

12.3 Van 3 was first rented by [REDACTED] Meadow Farm Copse Lane Hayling Island Hampshire PO11 0QB) who first took up occupation of Van 3 in the Easter of 2009 and lived there continuously until the summer of 2015, for six years. Then, Van 3 was rented to [REDACTED] moved into the caravan immediately after [REDACTED] left. [REDACTED] has lived in Van 3 ever since, continuously throughout that period, to date, for a term of eight years. Together, the periods of occupation of [REDACTED] of Van 3 amount to over 14 years.

- 12.4 Van 4 Copse Meadow Farm Copse Lane Hayling Island Hampshire PO11 0QB was first rented by [REDACTED] who took up occupation in or around June 2008 and they have lived at Van 4 continuously throughout that period to date, that is to say for over 15 years.
- 12.5 Van 5 Copse Meadow Farm Copse Lane Hayling Island Hampshire PO11 0QB was first occupied in the Spring of 2010 by [REDACTED] Waterloooville Hampshire PO7 6EN, who lived at Van 5 continuously until the Autumn of 2014, for a four-and-a-half-year period. [REDACTED] Waterloooville Hampshire PO8 9QP, moved into Van 5 in the Easter of 2015. Shortly after [REDACTED] moved in, his girlfriend moved into Van 5 with him. Both [REDACTED] and his girlfriend lived continuously at Van 5 until they were given a council flat in mid-summer 2021, having lived at Van 5 for over six years.
- [REDACTED] moved into Van 5 in mid-July 2022 and has lived there continuously ever since.
- 12.6 I have been paying business rates for the premises including the five caravans since 2004 and exhibited hereto marked "CRB3" are such of the business rates bills as I have been able to find which start with a bill for 2010.
- 12.7 Since the early 1990's I have been paying for the consumption and use of electricity at the five caravans.
- 12.8 Since my purchase in 1989 I have also been paying water bills for the caravans and I have exhibited such of the water bills as I have been able to find which start with a bill dated 19th October 2010. They are marked "CRB4".
- 12.9 Foul water had always drained from the five caravans at the Property into a cesspit until 2016 when arrangements were made for the foul drainage system to be connected to mains in 2016. Exhibited hereto and marked "CRB5" is a copy of letter from James Hennessy Construction Ltd with quotation for laying pipework and letter from Southern Water dated 8th August 2016

confirming connection to the public sewer.

Sworn at *Stuart House*
St John's Street
Pekeborough

In the county of *Cambridgeshire*
PE 15DD

This *15th* day of *September* 2023

Before me

Solicitor

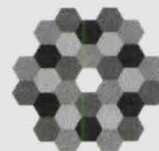
"CRB1"

This is exhibit marked "CRB1" referred to in the affidavit of
Charles Robert Bond dated *15th September* 2023

Sworn before me

Solicitor





Official copy of register of title

Title number

Edition date 28.04.1999

- This official copy shows the entries on the register of title on 15 SEP 2023 at 15:58:21.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 15 Sep 2023.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Weymouth Office.

A: Property Register

This register describes the land and estate comprised in the title.

HAMPSHIRE : HAVANT

- 1 (09.11.1987) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Albertville and land adjoining, Copse Lane, Hayling Island.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (18.07.1989) PROPRIETOR: CHARLES ROBERT BOND and MARGO ELIZABETH BOND of Albertville, Copse Lane, Hayling Island, Hants.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 The deeds and documents of title having been lost the land is subject to such restrictive covenants as may have been imposed thereon before 9 November 1987 and are still subsisting and capable of being enforced.

2

NOTE: Copy in Certificate.

End of register

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

H.M. LAND REGISTRY

TITLE NUMBER

ORDNANCE SURVEY
PLAN REFERENCE

SU7201

SU7202

Scale

1/2500

COUNTY

HAMPSHIRE

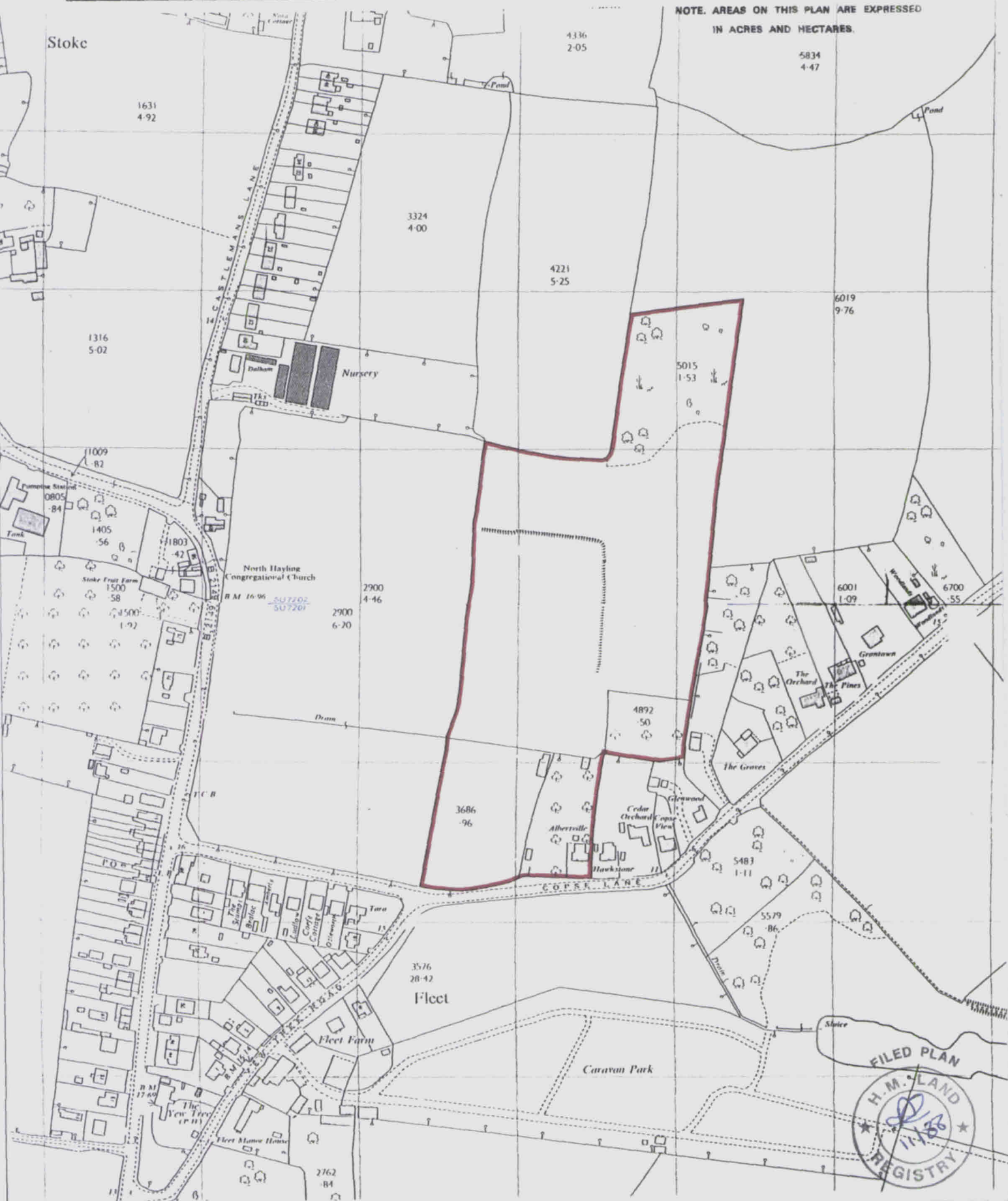
DISTRICT

HAVANT

©Crown Copyright



NOTE. AREAS ON THIS PLAN ARE EXPRESSED
IN ACRES AND HECTARES.



These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

This official copy is issued on 15 September 2023 shows the state of this title plan on 15 September 2023 at 15:58:23. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).

This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by the HM Land Registry, Weymouth Office .

© Crown copyright. Produced by HM Land Registry. Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number 100026316.

"CRB2"

This is exhibit marked "CRB2" referred to in the affidavit of
Charles Robert Bond dated *15th September* 2023

Sworn before me

Solicitor

[redacted] AA dip registered architect
Victoria Road, Emsworth, Hants, PO10 7NH
Emsworth (0243) 375440

29, March 90

Dear Mr Bond,

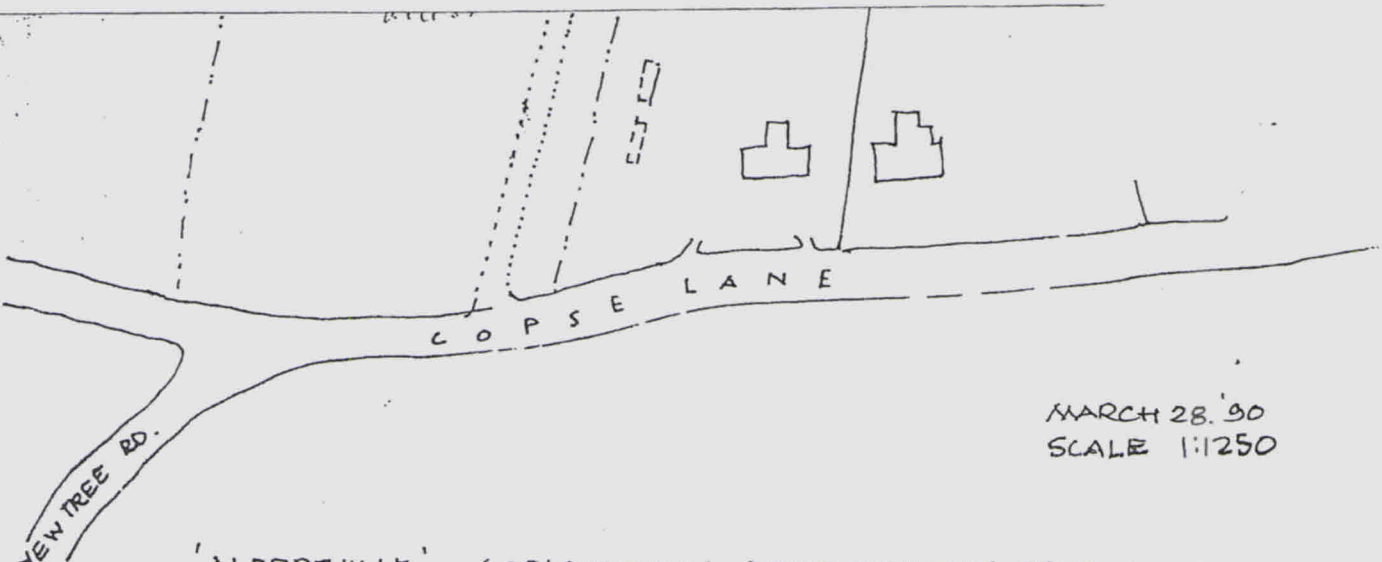
I'm enclosing a sketch of the best place for your stables - so that you can eventually create a proper sheltered 'farm-yard' -

Horses look onto the yard, the sequence of 'food' in - food out - does not double back on itself - Vans do not cross the apron diagonally - pigs etc can have south facing pens, serviced from the north, but opening onto an open pen (or goats!) - I have to catch a train in a few minutes so this is a bit rushed, If this layout is OK then I'll draw up the stables as designed & drawn by your builder (to the large scale)

1 point.
1/2 to south:
enclosed

in this open corner

"CRB2"



MARCH 28, 90
SCALE 1:1250

'ALBERTVILLE', AGRICULTURAL DEVELOPMENT PROPOSALS



- Buildings/structures to be demolished
- New works

ALBERTVILLE: AGRICULTURAL DEVELOPMENT PROPOSALS

Feb '90
 PEN/A/1
 Scale 1:1250 approx

"CRB3"

This is exhibit marked "CRB3" referred to in the affidavit of
Charles Robert Bond dated *15th September* 2023

Sworn before me

C

Solicitor



Havant

BOROUGH COUNCIL

NATIONAL NON-DOMESTIC RATES BILL

Please use the following address for cheque payments and for letters which accompany payments:

Havant Borough Council – Remittances, PO Box 209, Havant, PO9 9BS

Please use the following address for correspondence only:

Havant Borough Council – Business Rates, PO Box 188, Erith, DA8 9EZ

Telephone: 0845 070 2081 Fax: 020 8315 2087

Email: revenues@havant.gov.uk

MR R BOND
COPSE MEADOW FARM
COPSE LANE
HAYLING ISLAND
HANTS
PO11 0QB

000004

Address of relevant property

COPSE MEADOW FARM
COPSE LANE
HAYLING ISLAND
HANTS
PO11 0QB

Account number

Please quote this number
with your payment.

Date of issue

10.05.2012

This notice requires you to pay Non-Domestic Rates for the property above, in accordance with the Local Government Finance Act 1988. The amount you must pay is shown below. Please read the information which accompanies this notice.

Rateable value £8000

Property reference

Property description

STORE AND PREMISES

The national non-domestic multiplier is 0.458 The small business non-domestic multiplier is 0.450

Calculation from 01.04.2012 to 31.03.2013 (365 days)

Rv for period is 8000

Non Domestic Debit = $8000 \times 0.450 \times 365/365 =$

Property is subject to Small Business Rate Relief =

TOTAL CHARGE FOR PERIOD =

£

6/6/12 = PAID AT HBC OFFICE

^CRB3^

Less payments against this bill



Havant
BOROUGH COUNCIL

Please use the following address for cheque payments and for letters which accompany payments:

Havant Borough Council – Remittances, PO Box 209, Havant, PO9 9BS

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Telephone: 0845 070 2081 Fax: 020 8315 2087

Email: revenues@havant.gov.uk

MR R BOND
COPSE MEADOW FARM
COPSE LANE
HAYLING ISLAND
HANTS
PO11 0QB

Date of issue	10.05.2012
Account number	

PLEASE QUOTE THIS NUMBER ON ALL PAYMENTS

NATIONAL NON-DOMESTIC RATE PAYMENT DETAILS

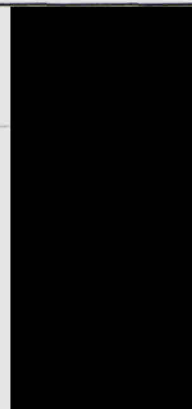
Dear Sir/Madam,

In accordance with the Local Government Finance Act 1988, it is your statutory right to pay by instalments. I have set out below details of the payments to be made under this instruction.

Payment Date

01.04.2012
01.05.2012
01.06.2012
01.07.2012
01.08.2012
01.09.2012
01.10.2012
01.11.2012
01.12.2012
01.01.2013

Amount Due



6/6/12
6/6/12.
20/7/12
23/8/12
3/10/12
3/10/12





Havant
BOROUGH COUNCIL

NATIONAL NON-DOMESTIC RATES BILL

Please use the following address for cheque payments and for letters which accompany payments:

Havant Borough Council – Remittances, PO Box 209, Havant, PO9 9BS

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Telephone: 0845 070 2081 Fax: 020 8315 2087

Email: revenues@havant.gov.uk

Mr R Bond
Copse Meadow Farm
Copse Lane
Hayling Island
Hants
PO11 0QB



000366

Address of relevant property

COPSE MEADOW FARM
COPSE LANE
HAYLING ISLAND
HANTS
PO11 0QB

Account number

Please quote this number
with your payment.

Date of issue

11.03.2013

This notice requires you to pay Non-Domestic Rates for the property above, in accordance with the Local Government Finance Act 1988. The amount you must pay is shown below. Please read the information which accompanies this notice.

Rateable value

£8000

Property reference

Property description

STORE AND PREMISES

The national non-domestic multiplier is 0.471 The small business non-domestic multiplier is 0.462

Calculation from 01.04.2013 to 31.03.2014 (365 days)

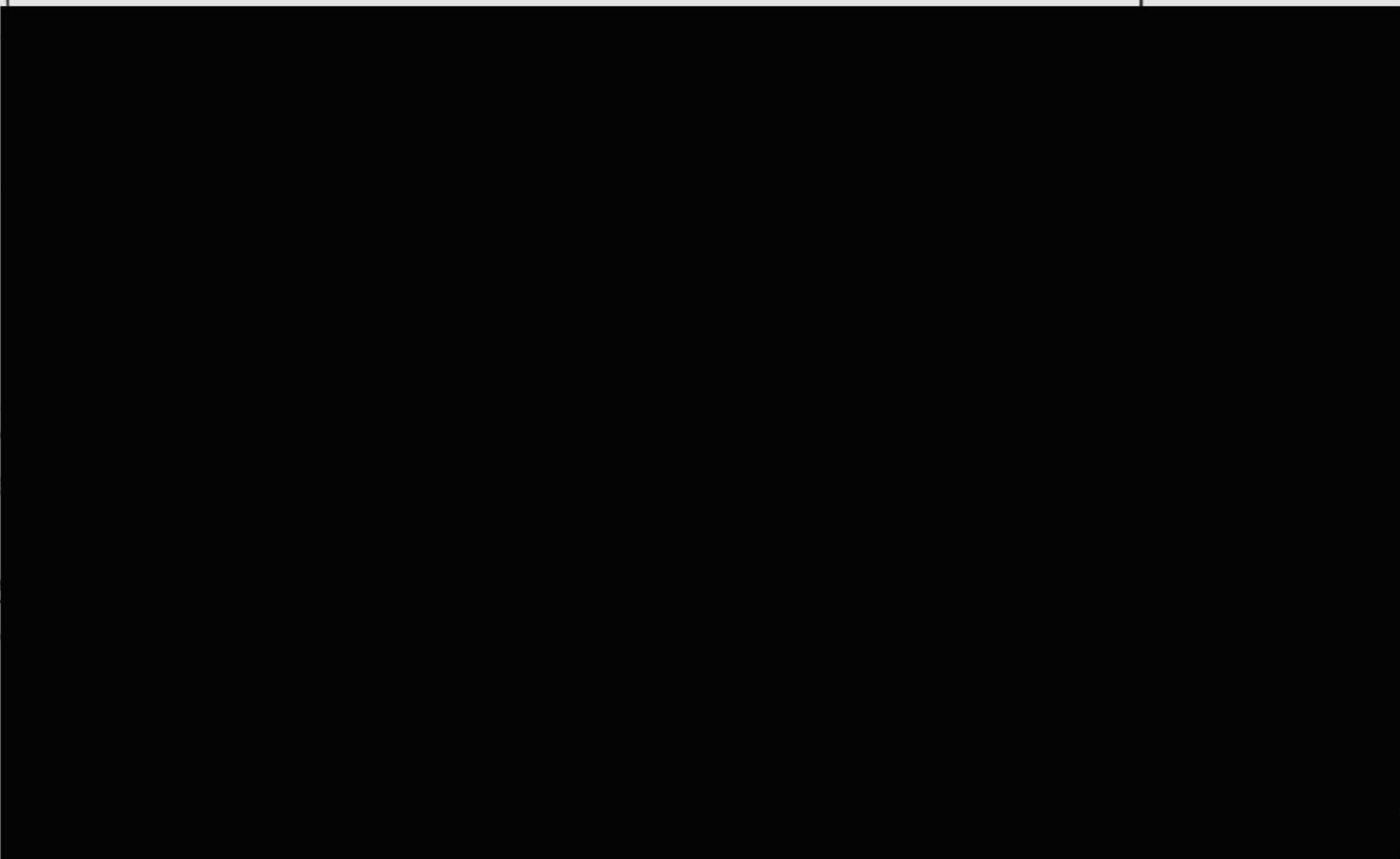
Rv for period is 8000

Non Domestic Debit = $8000 \times 0.462 \times 365/365 =$

Property is subject to Small Business Rate Relief =

TOTAL CHARGE FOR PERIOD =

£





NATIONAL NON-DOMESTIC RATES BILL

Please use the following address for cheque payments and for letters which accompany payments:

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Please use the following address for correspondence only:

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Telephone: 0845 070 2081 Fax: 020 8315 2087

Email: revenues@havant.gov.uk

Mr R Bond
Copse Meadow Farm
Copse Lane
Hayling Island
Hants
PO11 0QB



000366

Address of relevant property

COPSE MEADOW FARM
COPSE LANE
HAYLING ISLAND
HANTS
PO11 0QB

Account number

Please quote this number
on your payment.

Date of issue

11.03.2013

This notice requires you to pay Non-Domestic Rates for the property above, in accordance with the Local Government Finance Act 1988. The amount you must pay is shown below. Please read the information which accompanies this notice.

Rateable value

£8000

Property reference

Property description

STORE AND PREMISES

The national non-domestic multiplier is 0.471 The small business non-domestic multiplier is 0.462

Calculation from 01.04.2013 to 31.03.2014 (365 days)

Rv for period is 8000

Non Domestic Debit = $8000 \times 0.462 \times 365/365 =$

Property is subject to Small Business Rate Relief =

TOTAL CHARGE FOR PERIOD =

£



Havant
BOROUGH COUNCIL

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Telephone: 0845 070 2081 Fax: 020 8315 2087

Email: revenues@havant.gov.uk

MR R BOND
COPSE MEADOW FARM
COPSE LANE
HAYLING ISLAND
HANTS
PO11 0QB

Date of issue	11.03.2013
Account number	

PLEASE QUOTE THIS NUMBER ON ALL PAYMENTS

NATIONAL NON-DOMESTIC RATE PAYMENT DETAILS

Dear Sir/Madam,

In accordance with the Local Government Finance Act 1988, it is your statutory right to pay by instalments. I have set out below details of the payments to be made under this instruction.

Payment Date	Amount Due
01.04.2013	
01.05.2013	
01.06.2013	
01.07.2013	
01.08.2013	
01.09.2013	
01.10.2013	
01.11.2013	
01.12.2013	
01.01.2014	

Please use the following address for cheque payments and for letters which accompany payments:
Havant Borough Council – Remittances, PO Box 209, Havant, PO9 9BS
Please use the following address for correspondence only:
Havant Borough Council – Business Rates, PO Box 188, Erith, DA8 9EZ
Telephone: 0845 070 2081 Fax: 020 8315 2087
Email: havant.businessrates@secure.capita.co.uk



Havant
BOROUGH COUNCIL

0000/01/0000/00000000/567409
01665901/002421/001/002

MR R BOND
COPSE MEADOW FARM
COPSE LANE
HAYLING ISLAND
HANTS
PO11 0QB

Date of issue: 13.03.2017

Account number: [REDACTED]

Property number: [REDACTED]

Rateable value: 11250

National non-domestic multiplier: 0.479

Small business non-domestic multiplier: 0.466

BUSINESS RATES BILL 2017/18

Rated Property: STORE AND PREMISES
COPSE MEADOW FARM
COPSE LANE
HAYLING ISLAND
HANTS
PO11 0QB

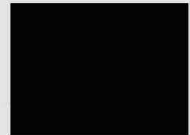
Amount(£)

Liability Period 01.04.2017 to 31.03.2018

Gross Charge

Transitional Relief

Small Business Rate Relief



BALANCE

0.00

The following payments are required to be paid on or before the due dates shown below:

Date	Amount Due(£)
------	---------------

For more detailed information on how the above charges have been calculated, please see overleaf.

Calculation Details:

Calculation from 01.04.2017 to 31.03.2018 (365 days)

Rv for period is 11250

Non Domestic Debit = $11250 \times 0.466 \times 365/365 =$

Transition applies to Effective Rv of 11250

NCA = $11250 \times 0.466 \times 365/365 = 5242.50$

Transitional Limit = $3872.00 \times 1.071000 \times 365/365 = 4146.91$

Transitional Relief = $4146.912000 - 5242.500000 =$

Transitional Chargeable Amount =

Property is subject to Small Business Rate Relief =

TOTAL CHARGE FOR PERIOD =

HOW AND WHERE TO PAY

DIRECT DEBIT

The cost effective way is to pay by **Direct Debit**. Instalments are taken from your bank or building society account on the 1st of each month. If you already pay by Direct Debit, your payments will continue to be taken from your bank or building society account.

If you do wish to pay by Direct Debit, please fill in the instruction form enclosed with this bill and return it to the Council at the address shown on the front of this bill, or telephone **0845 070 2081** for further details.

AT A BANK

When making payment at a bank, ensure you quote your 8-digit business rates account number which is shown on the front of this bill. No charge will be made to National Westminster customers who pay at their own or any branch of National Westminster.

A charge will be made to non-National Westminster customers using National Westminster branches. You are advised to check if you decide to use any other bank.

For sort code and our account details please see **ONLINE BANKING** below.

Please make cheques payable to "**HAVANT BOROUGH COUNCIL**" quoting your Business Rates account reference with your payment.

BY POST

You may send in your cheque/postal order by post (any cash should be sent by Registered Post) to:

Havant Borough Council - Remittances
PO Box 209
Havant
Hampshire PO9 9BS

Please make cheques/postal orders payable to "**HAVANT BOROUGH COUNCIL**" quoting your Business Rates account reference with your payment.

If you want a receipt for payment by cheque, please enclose a **stamped** and **addressed** envelope. Any receipts given must be printed by the Council's receipting machine.

VIA THE INTERNET

Log on to www.havant.gov.uk and click on 'Pay online' (found under Quick Links).

ONLINE BANKING

If you wish to pay through your own internet banking account please make the payments to Sort Code **62-26-03** Account no. **61767212** quoting your account number shown on the front of your bill.

All other queries about this bill should be made to:

Havant Borough Council – Business Rates
PO Box 188
Erith
DA8 9EZ

Telephone: **0845 070 2081**

Fax: **020 8315 2087**

Email:

havant.businessrates@secure.capita.co.uk

If you have difficulty making a payment, contact the Council on **0845 070 2081** without delay.

Please use the following address for cheque payments and for letters which accompany payments:

Havant Borough Council – Remittances, PO Box 209, Havant, PO9 9BS

Please use the following address for correspondence only:

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Telephone: 0845 070 2081

Email: havant.businessrates@secure.capita.co.uk



Havant
BOROUGH COUNCIL

MR R BOND
COPSE MEADOW FARM
COPSE LANE
HAYLING ISLAND
HANTS
PO11 0QB

Date of issue: 13.03.2018

Account number: [REDACTED]

Property number: [REDACTED]

Rateable value: 11250

National non-domestic multiplier: 0.493

Small business non-domestic multiplier: 0.480

BUSINESS RATES BILL 2018/19

Rated Property: STORE AND PREMISES
COPSE MEADOW FARM
COPSE LANE
HAYLING ISLAND
HANTS
PO11 0QB

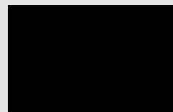
Amount(£)

Liability Period 01.04.2018 to 31.03.2019

Gross Charge

Transitional Relief

Small Business Rate Relief



BALANCE

0.00

The following payments are required to be paid on or before the due dates shown below:

Date	Amount Due(£)
------	---------------

For more detailed information on how the above charges have been calculated, please see overleaf.

0000/01/0000/00000000/1071571
03565301/002343/001/002



Calculation Details:

Calculation from 01.04.2018 to 31.03.2019 (365 days)

Rv for period is 11250

Non Domestic Debit = $11250 \times 0.480 \times 365/365 =$

Transition applies to Effective Rv of 11250

NCA = $11250 \times 0.480 \times 365/365 = 5400.00$

Transitional Limit = $4146.91 \times 1.107250 \times 365/365 = 4591.67$

Transitional Relief = $4591.666098 - 5400.000000 =$

Transitional Chargeable Amount =

Property is subject to Small Business Rate Relief =

TOTAL CHARGE FOR PERIOD =

HOW AND WHERE TO PAY

DIRECT DEBIT

The cost effective way is to pay by **Direct Debit**. Instalments are taken from your bank or building society account on the 1st of each month. If you already pay by Direct Debit, your payments will continue to be taken from your bank or building society account.

If you do wish to pay by Direct Debit, please fill in the instruction form enclosed with this bill and return it to the Council at the address shown on the front of this bill, or telephone **0845 070 2081** for further details.

AT A BANK

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A charge will be made to non-National Westminster customers using National Westminster branches. You are advised to check if you decide to use any other bank.

For sort code and our account details please see **ONLINE BANKING** below.

Please make cheques payable to "**HAVANT BOROUGH COUNCIL**" quoting your Business Rates account reference with your payment.

BY POST

You may send in your cheque/postal order by post (any cash should be sent by Registered Post) to:

Havant Borough Council - Remittances
PO Box 209
Havant
Hampshire PO9 9BS

Please make cheques/postal orders payable to "**HAVANT BOROUGH COUNCIL**" quoting your Business Rates account reference with your payment.

If you want a receipt for payment by cheque, please enclose a **stamped** and **addressed** envelope. Any receipts given must be printed by the Council's receipting machine.

VIA THE INTERNET

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ONLINE BANKING

If you wish to pay through your own internet banking account please make the payments to Sort Code **62-26-03** Account no. **61767212** quoting your account number shown on the front of your bill.

All other queries about this bill should be made to:

Havant Borough Council – Business Rates
PO Box 188
Erith
DA8 9EZ

Telephone: **0845 070 2081**

Email:
havant.businessrates@secure.capita.co.uk

If you have difficulty making a payment, contact the Council on 0845 070 2081 without delay.

Council's use of personal data

The authority is under a duty to protect the public funds it administers, and to this end may use the information you have provided for the prevention and detection of fraud. It may also be shared with other departments and other bodies responsible for auditing or administering public funds for these purposes. We may also share your data with debt collectors should it become necessary. It will not be used for marketing purposes. For further information please see www.havant.gov.uk.

Email: havant.businessrates@secure.capita.co.uk



Havant

BOROUGH COUNCIL

Small business non-domestic multiplier: 0.491

BUSINESS RATES BILL 2019/20

Rated Property:	STORE AND PREMISES COPSE MEADOW FARM COPSE LANE HAYLING ISLAND HANTS PO11 0QB
------------------------	--

Amount (£)

Small Business Rate Relief

BALANCE

0.00

The following payments are required to be paid on or before the due dates shown below:

Date	Amount Due (£)
------	----------------

For more detailed information on how the above charges have been calculated, please see overleaf.

Calculation Details:

Calculation from 01.04.2019 to 31.03.2020 (366 days)

Rv for period is 11250

Non Domestic Debit = $11250 \times 0.491 \times 366/366 =$

Transition applies to Effective Rv of 11250

NCA = $11250 \times 0.491 \times 366/366 = 5523.75$

Transitional Limit = $4591.67 \times 1.125300 \times 366/366 = 5167.01$

Transitional Relief = $5167.006251 - 5523.750000 =$

Transitional Chargeable Amount =

Property is subject to Small Business Rate Relief =

TOTAL CHARGE FOR PERIOD =

HOW AND WHERE TO PAY

DIRECT DEBIT

The cost effective way is to pay by **Direct Debit**. Instalments are taken from your bank or building society account on the 1st of each month. If you already pay by Direct Debit, your payments will continue to be taken from your bank or building society account.

If you do wish to pay by Direct Debit, please fill in the instruction form enclosed with this bill and return it to the Council at the address shown on the front of this bill, or telephone **0845 070 2081** for further details.

AT A BANK

When making payment at a bank, ensure you quote your 8-digit business rates account number which is shown on the front of this bill. No charge will be made to National Westminster customers who pay at their own or any branch of National Westminster.

A charge will be made to non-National Westminster customers using National Westminster branches. You are advised to check if you decide to use any other bank.

For sort code and our account details please see **ONLINE BANKING** below.

Please make cheques payable to "**HAVANT BOROUGH COUNCIL**" quoting your Business Rates account reference with your payment.

BY POST

You may send in your cheque/postal order by post (any cash should be sent by Registered Post) to:

Havant Borough Council - Remittances
PO Box 209
Havant
Hampshire PO9 9BS

Please make cheques/postal orders payable to "**HAVANT BOROUGH COUNCIL**" quoting your Business Rates account reference with your payment.

If you want a receipt for payment by cheque, please enclose a **stamped** and **addressed** envelope. Any receipts given must be printed by the Council's receipting machine.

VIA THE INTERNET

Log on to www.havant.gov.uk and click on 'Make a payment' (found under Quick Links).

ONLINE BANKING

If you wish to pay through your own internet banking account please make the payments to Sort Code **62-26-03** Account no. **61767212** quoting your account number shown on the front of your bill.

All other queries about this bill should be made to:

Havant Borough Council – Business Rates
PO Box 188
Erith
DA8 9EZ

Telephone: **0845 070 2081**

Email:
havant.businessrates@secure.capita.co.uk

If you have difficulty making a payment, contact the Council on 0845 070 2081 without delay.

Further Information

Business rates explanatory notes can be found on the Council's website at www.havant.gov.uk/business-rates.

Council's use of personal data

The authority is under a duty to protect the public funds it administers, and to this end may use the information you have provided for the prevention and detection of fraud. It may also be shared with other departments and other bodies responsible for auditing or administering public funds for these purposes. We may also share your data with debt collectors should it become necessary. It will not be used for marketing purposes. For further information please see www.havant.gov.uk.

Please use the following address for cheque payments and for letters which accompany payments:

Havant Borough Council – Remittances, PO Box 209, Havant, PO9 9BS

Please use the following address for correspondence only:

Havant Borough Council – Business Rates, PO Box 188, Erith, DA8 9EZ

Telephone: 0845 070 2081

Email: havant.businessrates@secure.capita.co.uk



Havant
BOROUGH COUNCIL

0000/01/0000/10000000/3111559
09322500/001109/001/001

MR R BOND
COPSE MEADOW FARM
COPSE LANE
HAYLING ISLAND
HANTS
PO11 0QB

Date of issue: 24.03.2021

Account number: [REDACTED]

Property number: [REDACTED]

Rateable value: 11250

National non-domestic multiplier: 0.512

Small business non-domestic multiplier: 0.499



BUSINESS RATES BILL 2021/22

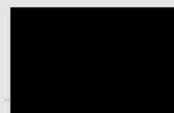
Rated Property: STORE AND PREMISES
COPSE MEADOW FARM
COPSE LANE
HAYLING ISLAND
HANTS
PO11 0QB

Amount(£)

Liability Period 01.04.2021 to 31.03.2022

Gross Charge

Small Business Rate Relief



BALANCE

0.00

The following payments are required to be paid on or before the due dates shown below:

Date	Amount Due(£)
------	---------------

For more detailed information on how the above charges have been calculated, please see overleaf.

Calculation Details:

Calculation from 01.04.2021 to 31.03.2022 (365 days)

Rv for period is 11250

Non Domestic Debit = $11250 \times 0.499 \times 365/365 =$

Property is subject to Small Business Rate Relief =

TOTAL CHARGE FOR PERIOD =

HOW AND WHERE TO PAY

DIRECT DEBIT

The cost effective way is to pay by **Direct Debit**. Instalments are taken from your bank or building society account on the 1st of each month. If you already pay by Direct Debit, your payments will continue to be taken from your bank or building society account.

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Telephone: 0845 070 2081

Email: havant.businessrates@secure.capita.co.uk



Havant
BOROUGH COUNCIL

0000/01/0000/00000000/3987097
11022500/001456/001/001

MR R BOND
COPSE MEADOW FARM
COPSE LANE
HAYLING ISLAND
HANTS
PO11 0QB



Date of issue: 11.03.2022

Account number

Property number:

Rateable value: 11250

National non-domestic multiplier: 0.512

Small business non-domestic multiplier: 0.499

BUSINESS RATES BILL 2022/23

Rated Property: STORE AND PREMISES
COPSE MEADOW FARM
COPSE LANE
HAYLING ISLAND
HANTS
PO11 0QB

Amount(£)

Liability Period 01.04.2022 to 31.03.2023

Gross Charge

Small Business Rate Relief

BALANCE

0.00

The following payments are required to be paid on or before the due dates shown below:

Date	Amount Due(£)
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Non Domestic Debit = $11250 \times 0.499 \times 365/365 =$

Property is subject to Small Business Rate Relief =

TOTAL CHARGE FOR PERIOD =

HOW AND WHERE TO PAY**DIRECT DEBIT**

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"CRB4"

This is exhibit marked "CRB4" referred to in the affidavit of
Charles Robert Bond dated *15th September* 2023

Sworn before me

Solicitor





CASTLE WATER

Mr Robert Bond
Copse Meadow Lodge
Copse Lane
HAYLING ISLAND
PO11 0QB

POSTED

Account Number

Bill Number

Bill Date /
Tax Point

29 Nov 2022

Purchase
Order Number

Our VAT
Number

319 4277 88

Your water bill is now due

Thanks for paying by Variable Direct Debit. You do not need to take any action.
We will automatically collect from your account on **13 Dec 2022**.

Your statement

For the period 01 Oct 2022 - 31 Mar 2023

Account Summary

Your previous balance

Payments received

Balance brought forward

Your charges for this period

Water usage and charges

Sundry charges

Total charge (excl. VAT)

VAT

Total charges

 Your current balance

If you do not pay on time, late payment interest and/or debt recovery charges may be applied.

Contact Us

Webchat: Visit www.castlewater.co.uk
and chat with an advisor Monday to
Friday, 8am to 6pm

Using your customer portal at
myaccount.castlewater.co.uk

Call: 01250 718700

For a full explanation of your bill, visit:
www.castlewater.co.uk/billexplained

Self Service

You can pay your bill, submit meter
readings, update your details and much
more at: www.castlewater.co.uk

CRB 4

MR ROBERT BOND
COPSE MEADOW LODGE
COPSE LANE
HAYLING ISLAND
PO11 0QB

New Account Number

Bill Number

Bill Date / 31 May 2022
Tax Point

Purchase
Order Number

Our VAT 319 4277 88
Number

Your water bill is now due

Thanks for paying by Variable Direct Debit. You do not need to take any actions.
We will automatically collect from your account on the 14 Jun 2022.

Your statement

For the period 01 Apr 2022 - 30 Sep 2022

Account Summary

Your previous balance

Payments received

Balance brought forward

Your charges for this period

Water usage and charges

Sundry transaction(s)

Total charge (excl. VAT)

VAT (where applicable @20%)

Total charges

 Your current balance is

Contact Us

Webchat:

Visit castlewater.co.uk and chat with an
advisor Monday to Friday, 8am to 6pm.

Email: support@castlewater.co.uk

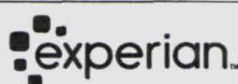
Call: 01250 718700

For a full explanation of your bill, visit:
castlewater.co.uk/billexplained

Self Service

You can pay your bill, submit meter
readings, update your details and much
more at: www.castlewater.co.uk

Please pay promptly. Failure to do so can result in you being
reported as overdue with our credit reference agency and may
affect your credit rating.



CASTLE WATER

MR CR BOND
COPSE MEADOW LODGE
COPSE LANE
HAYLING ISLAND
PO11 0QB

POSTED

Bill Date / 04 June 2021
Tax Point

Purchase
Order Number

Our VAT 319 4277 88
Number

Your water bill is now due

Thanks for paying by Variable Direct Debit. You do not need to take any actions.
We will automatically collect your payment on your account on the 18 Jun 2021.

Your statement

For the period 01 Apr 2021 - 30 Sep 2021

Account Summary

Your previous balance

Payments received

Balance brought forward

Your charges for this period

Water usage and charges

Sundry transaction(s)

Total charge (excl. VAT)

VAT (where applicable @20%)

Total charges

 Your current balance

Contact Us

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Self Service

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readings, update your details and much
more at: www.castlewater.co.uk



POSTED

Our VAT Number	319 4277 88
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Your statement

Your current balance

You can pay your bill, submit meter readings, update your details and much more at: www.castlewater.co.uk

Self Service

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STMT_000000000011325168_0_000300774_2103134_02 Dec 2020_A / GBWBILLPRINTSTMTDEFAULT2020122005607.xml

CASTLE WATER

Mr CR Bond
Copse Meadow Lodge
Copse Lane
Hayling Island
PO11 0QB

POSTED

Bill Date / 05 June 2020
Tax Point

Purchase
Order Number

Our VAT 319 4277 88
Number

Your water bill is now due

Thanks for paying by Variable Direct Debit. You do not need to take any actions.
We will automatically collect your account on the 19 Jun 2020.

Your statement

For the period 01 Apr 2020 - 30 Sep 2020

Account Summary

Your previous balance

7102

Payments received

Balance brought forward

Your charges for this period

Water usage and charges

Sundry transaction(s)

Total charge (excl. VAT)

VAT (where applicable @20%)

Total charges



Your current balance is

Contact Us

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8am to 6pm.

Email: support@castlewater.co.uk

Call: 01250 718700

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more at: www.castlewater.co.uk

J219C401QA2MAA0000003322001003 386 800A

Mr CR Bond
Copse Meadow Lodge
Copse Lane
Hayling Island
PO11 0QB

D D



Your invoice

1 October 2019 - 31 March 2020 (183 days)

Account summary

Your previous balance

Credits/Payments/Debits allocated

Balance b/f

Your charges for this period

Water

Services total

VAT

Total charges

Invoice Number

Statement Number

Invoice Date / Tax Point 4 December 201

Purchase Order Number

Our VAT Number 319 4277 8

We're here to help

www.castlewater.co.uk
Live chat available

01250 718700
Mon-Fri 8:00 - 18:00

Got a query?

For a full explanation of your bill, simply visit:
castlewater.co.uk/billexplained

Please Note: If you are a customer of Castle Water South East Limited for any service, this invoice has been issued by Castle Water Limited on behalf of Castle Water South East Limited



Please pay

We will collect, by Direct Debit, the balance as stated above from your account in approximately 12-14 business days from the bill print date.

J2196A01UCUMAA0000012417001003 386 000A

Mr CR Bond
Copse Meadow Lodge
Copse Lane
Hayling Island
PO11 0QB

POSTED



Customer Account Number

Invoice Number 107281

Statement Number 9

Invoice Date / Tax Point 9 June 2019

Purchase Order Number

Our VAT Number 319 4277 88

Your invoice

1 April 2019 - 30 September 2019 (183 days)

Account summary

Your previous balance

Credits/Payments/Debits allocated

Balance b/f

Your charges for this period

Water

Services total

VAT

Total charges

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www.castlewater.co.uk
Live chat available

01250 718700
Mon-Fri 8:00 - 18:00

Got a query?

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castlewater.co.uk/billexplained

Please Note: If you are a customer of Castle Water South East Limited for any service, this invoice has been issued by Castle Water Limited on behalf of Castle Water South East Limited



Please pay

We will collect, by Direct Debit, the balance as stated above from your account in approximately 12-14 business days from the bill print date.



Mr CR Bond
Copse Meadow Lodge
Copse Lane
Hayling Island
PO11 0QB

POSTED

Customer Account Number

Invoice Number 81199

Statement Number 7

Invoice Date / Tax Point 20 September 2018

Purchase Order Number

Our VAT Number 189 7750 40

Your invoice

10 May 2018 - 30 September 2018 (144 days)

Account summary

Your previous balance

Payments/credits received

Balance b/f

Your charges for this period

Water

Services total

VAT

Total charges

We're here to help

 www.castlewater.co.uk
Live chat available

 01250 718700
Mon-Fri 8.00 - 18.00

Got a query?

 For a full explanation of your bill, simply visit:
castlewater.co.uk/billexplained



Please pay

We will collect, by Direct Debit, the balance as stated above from your account in approximately 12-14 business days from the bill print date.





POSTED

Mr CR Bond
Copse Meadow Lodge
Copse Lane
Hayling Island
PO11 0QB

Bill print date

25-5-2018

Speak to a customer advisor

01250 718700

Mon-Fri 8:00 - 18.00

For other contact points and bill
information see overleaf (page 2)

Our VAT Number: 189 7750 40

Statement no: 5 Invoice no: 61460

Direct Debit Advice

11-11-2017 - 9-5-2018 (180 days)

Payment by Direct Debit

The outstanding payment amount will be taken on your next available agreed payment date.

Should you pay by instalments, the payments will be taken in line with your current arrangement on the agreed payment date.

This Direct Debit facility will continue unless cancelled by you or your Bank or Building Society. If you change address then the facility can continue at your new address upon request. If you change your Bank or Building Society then you will need to complete a new Instruction.

If the payment date falls at the weekend or on a Bank Holiday the payment will be applied for on the next available working day.

Please note that we will re-apply at the earliest opportunity if a payment is returned by your Bank or Building Society. If a payment is not paid on a second request the arrangement will be cancelled and a bill issued for the total amount owed.

The Direct Debit Guarantee is supplied overleaf for your reference.

YOUR ACCOUNT SUMMARY

Your Previous Balance

Payments / Credits Received

Balance b/f

YOUR CHARGES

Water

Services Total

VAT

Total Charges

Account Balance



Mr CR Bond
Copse Meadow Lodge
Copse Lane
Hayling Island
PO11 0QB

Bill print date

27/4/2017

Speak to a customer advisor

01250 718700

Mon-Fri 8:00 - 18.00

For bill breakdown see overleaf (page 2)

Our VAT Number: 189 7750 40

Statement no: 3 Invoice no: 00030729

Measured Direct Debit Advice

26/10/2016 - 21/4/2017 (178 days)

Payment by Direct Debit

The outstanding payment amount will be taken on your next available agreed payment date.

Should you pay by instalments, the payments will be taken in line with your current arrangement on the agreed payment date.

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YOUR ACCOUNT SUMMARY

Your Previous Balance

Payments / Credits Received

Balance b/f

YOUR CHARGES

Water

Services Total

VAT

Total Charges

Account Balance

Water

Customer name: Mr CR Bond

Address: Copse Lane Trough Copse Meadow Farm Hayling Island PO11 0RH

Meters: 1 **Tariff:** Standard

Meters	Phy/Char Size (mm)	Last Actual Read (m3)	Prev Actual Read (m3)	ADC (m3)	Advance (m3)	RTS (%)
--------	-----------------------	--------------------------	--------------------------	----------	-----------------	---------

Fixed Water	Charge size (mm)	Tariff Rate (£/Year)	Calculations	Charge (£)	VAT
-------------	---------------------	-------------------------	--------------	------------	-----

Volumetric Water	Threshold (m3)	Cons (m3)	Tariff Rate (£/m3)	Calculations (£)	Charge (£)	VAT
	Retail Standard Non-Household	203.2394	0.0180	0.0180 x 1.1167 x 182 days	3.66	Z
	Wholesale Standard Non- Household	203.2394	0.7260	0.7260 x 1.1167 x 182 days	147.55	Z

Bill Totals	Discount (£)	Net (£)	VAT (£)	Gross (£)
	0.00	165.37	0.00	165.37





Mr CR Bond
Copse Meadow Lodge
Copse Lane
Hayling Island
PO11 0QB

Bill print date

3/11/2016

Speak to a customer advisor

01250 833101

Mon-Fri 8:00 - 18.00

For other contact points and bill
information see overleaf (page 2)

Our VAT Number: 615 3758 35

Statement no: 2 Invoice no: 00015348

Measured Direct Debit Advice

3/4/2016 - 25/10/2016 (180 days)

Payment by Direct Debit

The outstanding payment amount will be taken on your next available agreed payment date.

Should you pay by instalments, the payments will be taken in line with your current arrangement on the agreed payment date.

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Please note that we will re-apply at the earliest opportunity if a payment is returned by your Bank or Building Society. If a payment is not paid on a second request the arrangement will be cancelled and a bill issued for the total amount owed.

One Direct Debit Guarantee is supplied overleaf for your reference.

YOUR ACCOUNT SUMMARY

Your Previous Balance

Payments / Credits Received

Balance b/f

YOUR CHARGES

Water

Services Total

VAT

Total Charges

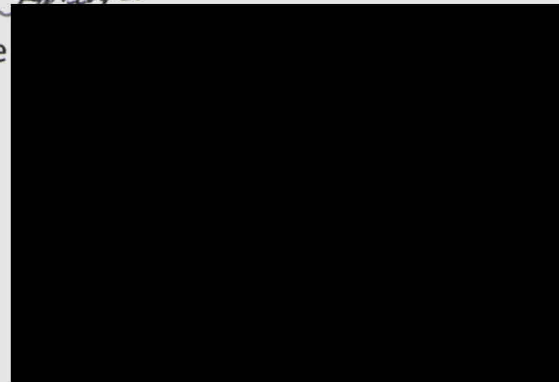
Account Balance

"CRB5"

This is exhibit marked "CRB5" referred to in the affidavit of
Charles Robert Bond dated 15th September 2023

Sworn before me

Solicitor



JAMES HENNESSY CONSTRUCTION LTD

CIVIL ENGINEERING CONTRACTORS



Certificate No. GB 2261
Updated 2002



The Old Brickyard • Elsted Marsh
Midhurst • West Sussex GU29 0JT
Telephone (Callminder)
Midhurst (01730) 815580
Fax No. (01730) 814241
Mobile: (07860) 358858

E-Mail Address: hennessyconstruction@tiscali.co.uk
www.jameshennessyconstruction.co.uk

/ BILL 07860 358858
HENNESSY CONST
@ BT CONNECT
- COM -

14th July, 2016

MR. BOND
Copse Meadow Lodge
HAYLING ISLAND
Hampshire
PO11 0QB

Dear Sirs

Re: Connection to Main Public Foul Water Sewer Via Existing Manhole
On Your Land to Include 8 metres of 100 Diameter vc Pipework

Please accept our Quotation to carry out the above Proposed Works, shown as follows:

1. To Liaise with Southern Water on Your behalf, Provide a Location Drawing, Provide an on site Drainage Layout Plan, pay fee and obtain Consent.
2. Works in Live Manhole: Install Pipe Stoppers
3. Break through into Manhole, Break out the Benching, Install New Channel, Re-Bench and Make Good the Manhole.
4. Provide and Lay 8 metres of 100 Diameter vc Pipe, Shingle and Backfill. All works carried out to Southern Water Specifications and Inspected.
5. Leave the site clean and tidy on Completion of works.

To Provide NRSWA Qualified Staff, £10m Insurance (copy on request), Provide all Plant and Materials and carry out the above works, For the Sum of:

For the Sum of	
Southern Water and Administration Fees	
Total Cost of Works	
Plus VAT	

Payment Terms: 7 Days from Completion of works.
Return E Mail address: hennessyconst@btconnect.com
We await your further instructions. Regards, Bill.

"CRB5"



Bill Cuthbertson
James Hennessy Construction Ltd
The Old Brickyard
Elsted Marsh
Midhurst
West Sussex
GU29 0JT

Developer Services
Southern Water
Sparrowgrove House
Sparrowgrove
Otterbourne
Hampshire
SO21 2SW

Tel: 0330 303 0119

Email: developerservices@southernwater.co.uk

Your Reference:

Date:

08/08/2016

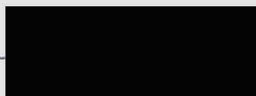
Application to Connect to the Public Sewerage System - Section 106 Water Industry Act 1991. Location: Copse Meadow Lodge, Hayling Island, Hampshire, PO11 0QB.

Dear Mr Cuthbertson,

The inspection of your sewer connection has been carried out.

We are pleased to confirm that your connection to the public sewer complies with Southern Water's requirements.

Yours sincerely,



Developer Services

I [REDACTED] of [REDACTED] Copse Meadow Farm, Copse Lane,
Hayling Island, Hampshire, PO11 0QB **MAKE OATH** and say as follows:

- 1.1 In approximately September 2000 I first rented Van 1 Copse Meadow Farm Copse Lane Hayling Island Hampshire PO11 0QB from Charles Robert Bond and his wife Margo Elizabeth Bond.
- 1.2 I lived at Van 1 continuously until December 2009 when I left to live with my girlfriend.
- 1.3 I then returned to Van 1 at Copse Meadow Farm and took up occupation in February 2013.
- 1.4 I have lived at Van 1 Copse Meadow Farm, Copse Lane, Hayling Island, Hampshire, PO11 0QB since February 2013, continuously throughout that period to date.

Sworn at *Great Horse*
St John's Church
Peckham
London

In the county of

Cambridgeshire

This *16* day of *September* 2023

Before me

Solicitor

I [redacted] of [redacted] Waterlooville Hampshire PO8 9QP
MAKE OATH and say as follows:

- 1.1 In the Easter of 2015, I first started renting [redacted] Copse Meadow Farm Copse Lane Hayling Island Hampshire PO11 0QB from Charles Robert Bond and his wife Margo Elizabeth Bond.
- 1.2 Shortly after I moved into [redacted] at Copse Meadow Farm my girlfriend moved in with me.
- 1.3 I lived at [redacted] Meadow Copse Farm from Easter 2015 continuously until mid-summer 2021 (and for most of that time with my girlfriend) when we were given a council flat, at which point in time we vacated [redacted]

Sworn at

Stuart House
81 John's Street
Peterborough PE1 5DS

In the county of

Cambridgeshire

This 16th day of September 2023

I [REDACTED] of [REDACTED] Copse Meadow Farm, Copse Lane, Hayling Island, Hampshire, PO11 0QB **MAKE OATH** and say as follows:

- 1.1 In late 2009 I rented [REDACTED] Copse Meadow Farm Copse Lane Hayling Island Hampshire PO11 0QB from Charles Robert Bond and his wife Margo Elizabeth Bond.
- 1.2 I have lived at [REDACTED] Meadow Copse Farm, since first moving into [REDACTED] in late 2009, continuously to now.

Sworn at *Stuart House*
St John's Street
Peterborough PE1 5DD
In the county of

Cambridgeshire

This *16th* day of *September* 2023

Before me

Solicitor

I [REDACTED] of [REDACTED] Waterlooville Hampshire PO7
6EN MAKE OATH and say as follows:

- 1.1 In the Spring of 2010, I first started renting [REDACTED] Copse Meadow Farm Copse Lane Hayling Island Hampshire PO11 0QB from Charles Robert Bond and his wife Margo Elizabeth Bond.
- 1.2 I lived at [REDACTED] Meadow Copse Farm from Spring 2010 continuously until the Autumn of 2014, when I vacated [REDACTED]

Sworn at *Stuart House*
St John's Street, Peterborough
PE1 5DD

In the county of
Cambridgeshire

This *16th* day of *September* 2023

Before me

I | of Copse Meadow Farm, Copse Lane, Hayling Island, Hampshire, PO11 0QB **MAKE OATH** and say as follows:

1.1 In June 2008 (approximately) my wife and I started renting Copse Meadow Farm Copse Lane Hayling Island Hampshire PO11 0QB from Charles Robert Bond and his wife Margo Elizabeth Bond.

1.2 We have lived at Meadow Copse Farm, since first moving into in mid-June 2008, continuously to date.

Sworn at *Stuart House
St Johns Street
Peterborough PE1 5DD*

In the county of *Cambridgeshire*

This *17th* day of *September* 2023

Before me

SOLICITOR

I [REDACTED] of [REDACTED] Copse Meadow Farm, Copse Lane,
Hayling Island, Hampshire, PO11 0QB make oath and say as follows:

- 1.1 I first rented [REDACTED] at Copse Meadow Farm from Charles Robert Bond and his wife Margo Elizabeth Bond in the Easter of 2009 when I took up occupation.
- 1.2 I lived at [REDACTED] continuously until the summer of 2015.
- 1.3 Then, in mid-July 2022 I started renting [REDACTED] at Meadow Copse Farm from Charles Robert Bond and Margo Elizabeth Bond.
- 1.4 I moved into [REDACTED] Meadow Copse Farm in mid-July 2022 and I have lived there continuously to date.

Sworn at

*Stuart House,
St Johns Street,
Pereshorough, PE15DD*

In the county of

Cambridgeshire

This *17th* day of *September* 2023

Before me

Solicitor

I [REDACTED] of [REDACTED] Copse Meadow Farm, Copse Lane, Hayling Island, Hampshire, PO11 0QB **MAKE OATH** and say as follows:

- 1.1 I first rented [REDACTED] at Copse Meadow Farm from Charles Robert Bond and his wife Margo Elizabeth Bond in the summer of 2015 when I took up occupation.
- 1.2 I have lived at and have rented [REDACTED] Copse Meadow Farm, Copse Lane, Hayling Island, Hampshire, PO11 0QB continuously from the summer of 2015 to date.

Sworn at *Strat House*
St John's Street
Peterborough
PE1 5DD

In the county of
Cambridgeshire

This *18th* day of *September* 2023

Before me

Solicitor