To: Ms S Setufe
Senior Architect & Innovative Sites Programme Manager
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Barking
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By email only to: selasi.setufe@befirst.london

Our ref: 108611-100/PL/TSS
Date: 13 May 2021

Dear Selasi

Garages Site off Rainham Road North, Dagenham RM10 7EH (Site 4)
Party Wall etc. Act 1996 (the "1996 Act") and Neighbourly Matters

We have been instructed by London Borough of Barking and Dagenham to advise on issues that will need to be taken into consideration in respect of the Party Wall etc. Act 1996 and access issues in the event of redevelopment of the garage block adjacent to Rainham Road North, Dagenham RM10 7EH (the "Site"). Our preliminary advice is set out in this report.

Introduction

Our assessment of party wall and access matters in relation to the proposed redevelopment is set out below and is based on a site inspection as well as the following information provided to us:

- A site location plan entitled Rainham Road North, (Bull Lane Garage Site RM10 7EH showing the site (tinted in blue) and the properties and land immediately neighbouring the Site.

We understand that it is proposed to redevelop the Site to provide a new housing, however, no architectural, or engineering designs or details for the proposed development have yet been produced.

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In light of the limited amount of information currently available, the reader is advised to treat this as a preliminary assessment at this stage. It is recommended that the preliminary advice in the report be re-considered once the proposed Site layout and building design has been established, in order to confirm, with greater accuracy, the nature of the notices that would need to be served under the Party Wall etc. Act 1996 and the nature of any access issues that are likely to arise.

In formulating our recommendations, we have inspected the Site, utilised online street mapping, online aerial photography and have briefly checked Land Registry title data relating to the neighbouring properties and land. Title information relating to the neighbouring properties and land is attached at **Appendix 1** to this letter.

The Site



General view of the garage block.



Site plan.

The Site is located to the west of Rainham Road North and gently slopes from east to west.

The Site is approximately 500 sq. m in area and consists of a row of 14 garages built along the west Site boundary.

The garages are formed of pre-cast concrete posts and panels and are finished with corrugated asbestos cement roof sheets. The Site is provided with cast in situ concrete hardstanding.

We have assumed the west Site boundary will run along the external face of the rear elevation of the garages.

A close-boarded timber fence delineates the east boundary. However, there are gates within the fence which provide access to adjoining properties. This arrangement suggests that adjoining owners may have right of way over the Site. This should be reviewed by your legal advisers.

The south and north boundaries are also delineated by close-boarded timber fences and access to the Site is via Rainham Road North.

Party Wall matters – notice provisions

In simple terms, the 1996 Act will apply if it is proposed to:

1) Construct a wall up to, or astride the legal boundary between land in different ownership (Section 1: Line of Junction works); and/or
2) Undertake certain building works to a wall in joint ownership, or in some cases a neighbour's external wall (Section 3: Party Structure works); and/or
3) Undertake excavation works within certain dimensional parameters (3 and/or 6 metres) of a neighbour's building or structure (Section 6: Adjacent Excavation works).

Each of the three situations described above has been considered in relation to redevelopment of the Site and our observations are set out under the numbered headings below.

1) Line of junction works

Line of junction works arise when construction of a new wall up to or astride a boundary is proposed, which has not previously been built upon (or has been built on, but only to the extent of a boundary wall). A boundary wall is one which, above ground, is positioned wholly on the land of one owner and does not form part of a building.

There are close-boarded timber fences along the east, north and south boundaries. These boundaries are not considered 'built upon' within the meaning of the Act. Service of line of junction notices will, therefore, be required on the following properties if the proposed development involves the construction of an external wall of a building and/or free-standing boundary walls up to or astride the legal boundary:

- 155 Rainham Road North, Dagenham RM10 7EH,
- 157 Rainham Road North, Dagenham RM10 7EH,
- 159 Rainham Road North, Dagenham RM10 7EH,
- 161 Rainham Road North, Dagenham RM10 7EH,
- 163 Rainham Road North, Dagenham RM10 7EH, and
- 165 Rainham Road North, Dagenham RM10 7EH.



155 Rainham Road North.



157 Rainham Road North.



157-163 Rainham Road North.

2) Party structure works

Party structure works relate to any adaptions proposed to shared walls, partitions or floors. These works also include limited types of building work proposed to external walls of an adjoining owner's property (for example cutting a chase for a flashing to weather the junction between two properties or cutting away projections).

There are several structures in very close proximity to the Site which belong to adjoining owners. Accordingly, service of notices will be required upon the following properties if the proposed development is built in very close proximity to this boundary and the installation of flashings or removal of projections is considered necessary:

- 19 Sparrow Green, Dagenham, RM10 7EH,
- 155 Rainham Road North, Dagenham, RM10 7EH, and
- 157 Rainham Road North, Dagenham, RM10 7EH.



19 Sparrow Green (left).



Structure belonging to 157 Rainham Road North.



Structure belonging to 155 Rainham Road North.

3) Adjacent excavation works

Building work which involves excavation within notifiable distances (3 metres or 6 metres - depending on the depth of any proposed excavation) will require notice to be served on owners of adjoining buildings and structures.

From our review of the site, it is anticipated that adjacent excavation notices are likely to be required in respect of the following properties, if the proposed development is within the notifiable distances (3 metres or 6 metres):

- 19 Sparrow Green, Dagenham, RM10 7EH,
- 155 Rainham Road North, Dagenham, RM10 7EH, and
- 157 Rainham Road North, Dagenham, RM10 7EH.

The requirement for service of adjacent excavation notices is subject to confirmation of the depth and position of excavations proposed on the Site and the depth of the foundations of any adjoining buildings or structures within 6 metres of the excavations.

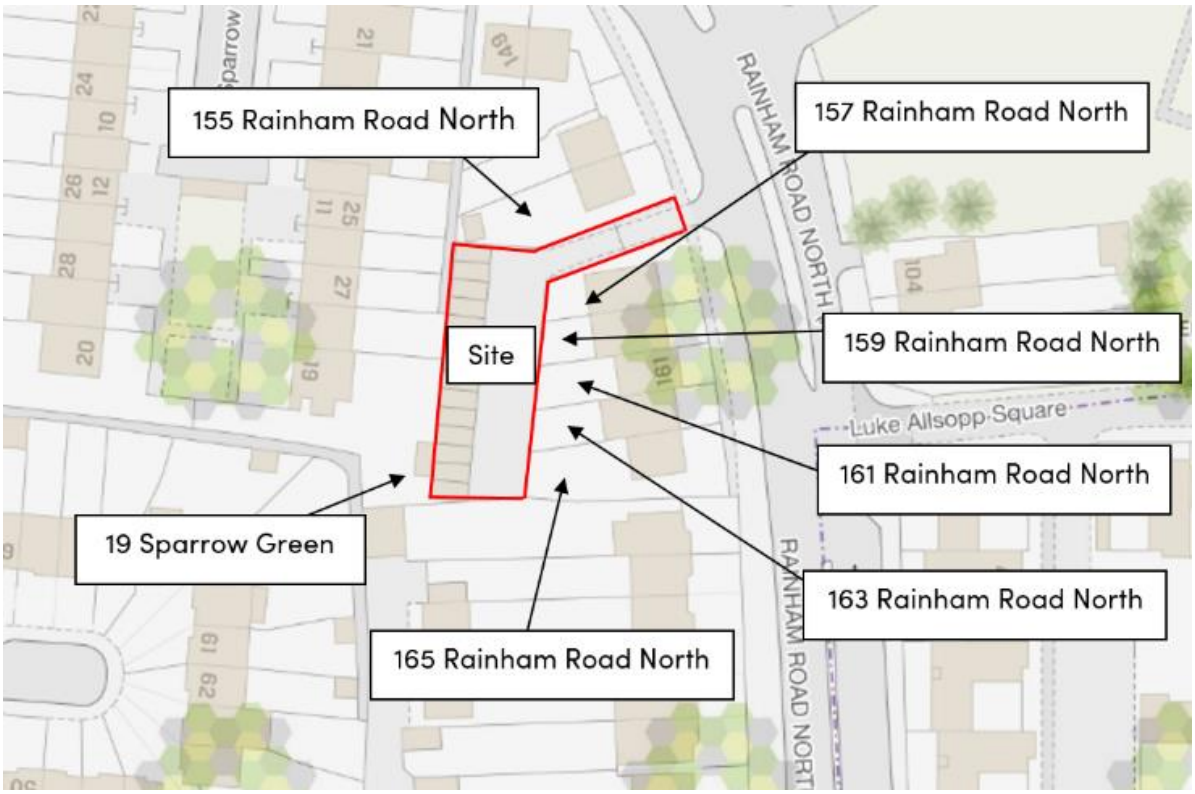
Adjoining owners

The nature of the parties, on whom notices must be served, is prescribed by the 1996 Act. Persons owning the freehold interest in a property and any person with a leasehold interest in the same property must receive notice. Persons with leasehold interests granted for a term of one year, or less, tenants at will and mortgagees are not owners for the purposes of the 1996 Act and do not need to receive notice.

Our site inspection and review of the information available online at Land Registry indicate that the following number of interests will require service of notice:

Properties	Freehold Owner	Leasehold Owners
155 Rainham Road North, Dagenham RM10 7EH	1	0
157 Rainham Road North, Dagenham RM10 7EH	1	0
159 Rainham Road North, Dagenham RM10 7EH,	1	0
161 Rainham Road North, Dagenham RM10 7EH	1	0
163 Rainham Road North, Dagenham RM10 7EH	1	0

Properties	Freehold Owner	Leasehold Owners
2 To 14 Tannery Close, 2 To 28 Sparrow Green, 151 And 165 Rainham Road North, Dagenham (165 Rainham Road North, Dagenham RM10 7EH needs a Party Wall notice and falls within the freehold interest)	1	0
19 Sparrow Green, Dagenham, RM10 7EH	1	0
Total	7	0



It should be noted that registration of a leasehold interest at Land Registry is only possible if the term of the interest granted is 7 years or more. Leases granted for a term of years that is shorter than 7 years cannot be registered. Thus, it is possible that further un-registered owners could be identified in due course, or that a number may be discounted following further research if a lease term has expired since this report was issued.

Upon receipt of a notice served pursuant to the 1996 Act, an adjoining owner may consent to the works identified in the notice, at which point, no further input is required by Party Wall Surveyors. Alternatively, the owner may dissent to the works identified. Upon dissenting, the adjoining owner can either agree to the appointment of a single 'agreed surveyor', to act impartially between the parties, or alternatively appoint a separate surveyor to act on their behalf.

Once a dispute has arisen and a surveyor, or surveyors, are appointed, they will produce an Award governing the timing, manner and execution of the notifiable works.

Party Wall matters – delivery programme

The 1996 Act sets certain statutory timescales which must be adhered to and have been put in place to safeguard the interests of both the developer and adjoining owners/neighbours.

Adjacent Excavation and Line of Junction notices must be served minimum of one month before works to which they relate commence on Site, whilst Party Structures notices have a two-month notice period. However, we recommend that you allow at least three to four months (from the date the notices are served) to agree the Awards. The speed with which Awards can be agreed is ultimately dependent on the flow of design information from a project team as the timing and manner of executing the work can't be agreed without relevant design information, risk assessments and method statements.

Fee budgets for party wall matters

Developer's party wall surveyor

The developer's surveyor's fees will be dependent on, among other things, the precise nature of the development proposed, the number of notices served and the number of Awards agreed as a result.

Based on the preliminary information available, it is considered that up to 7 notices will need to be served and 7 Awards with schedules of condition might therefore result. We recommend you budget an average figure of £2,250, plus VAT, per Notice, Award and Schedule of Condition. A total fee budget in respect of services required from a developer's party wall surveyor might be around £15,750 plus VAT.

Once re-development proposals have evolved into a more definitive scheme, we would be happy to provide more definitive guidance as to the fee budget required. It may also be possible to reduce the number of Notices/Awards required if the proposed development is positioned away from the adjoining buildings and boundaries. We would be happy to provide advice at the design stage to assist with this.

Neighbours' party wall surveyors

It is the convention in party wall matters that the developer pays the reasonable fees of each neighbour's party wall surveyor. The surveyor's reasonable fees could also include the fees of any advising structural engineers the neighbour's surveyor may wish to appoint. We recommend a fee budget for the involvement of adjoining surveyors similar to that of a developer's party wall surveyor.

Access matters

Access/Oversail licences

In limited circumstances, rights of access to a neighbour's land and/or air space can be obtained under the Party Wall etc Act 1996, but only in respect of the building work identified in the initiating notices.

However, in most circumstances a developer will not have a right to enter neighbouring land, or air space for the purpose of erecting a scaffold or to oversail with a crane. Separate access licence agreements would be required for such access and there are no statutory procedures to be followed in respect of the procurement of such licences.

The adjoining owners do not have to grant you a license, but commercial owners tend to be amenable to this, subject to payment of financial consideration being offered. There is no formula for calculating the financial consideration and it is usually agreed by commercial negotiation. In some cases, neighbours might take a rather mercenary, single-minded approach.

The requirement for an access/oversail license on any development project will be dependent on the position of the building (or buildings) comprising the development relevant to the position of the legal boundary and the methods of construction envisaged.

The need to obtain consent to access adjoining land for the purposes of re-developing the Site can be avoided if the use of cranes that oversail adjoining land can be avoided and the design of any scheme features a gap between the legal boundary of the Site and the nearest major element of construction (external wall) of a new building of about 1,000mm to 1,500mm from the boundary.

From our review of the Site, we have identified properties (also shown in the attached Schedule of Title, Appendix 1) in respect of which, there will not be any circumstances requiring service of any statutory notices under the 1996 Act during the demolition phase. However, these properties comprise land which runs up to and directly abuts the boundary of the Site and each property will need to be the subject of general neighbourly discussions relating to access for the demolition phase of any redevelopment - assuming that all wall and roof elements of the garages are to be taken down and none of the walls will be left free-standing in situ permanently to form a boundary feature.

The adjoining properties which might require a licence for access are as follows:

- 167 Rainham Road North, Dagenham, (RM10 7EH);
- 2 To 14 Tannery Close, 2 To 28 Sparrow Green, 151 and 165 Rainham Road North, Dagenham – within this freehold title, the following properties sit within close proximity to the garages and will require access licence.
- 13 Sparrow Green, Dagenham (RM10 7EU) – this property has a separate leasehold interest (EGL287526);
- 15 Sparrow Green, Dagenham (RM10 7EU) – this property has a separate leasehold interest (EGL411737); and
- 17 Sparrow Green, Dagenham (RM10 7EU).

Taking down of the garage walls might leave the back boundary to each property open to the Site, if there is no separate fencing running along the back boundary. Any fencing that does exist might well be in a dilapidated, unstable state.

In such cases, the provision of temporary hoarding and/or scaffolding on the adjoining owners land should be considered, before demolition commences, in order to secure and protect the back gardens and structures (sheds, garages) in the back gardens. Making good of any disruption and damage caused by the installation and presence of protective hoarding/scaffolding should also be undertaken on its removal. Where, the London Borough of Barking and Dagenham owns the freehold interest in an adjoining property, the Borough's rights of access will be depended on the terms of any leases to which the title is subject. Accordingly, some investigation of the leasehold titles relating to adjoining properties might be required in due course.

Fee budgets for access matters

We recommend that a budget of £8,000, plus VAT be allowed for the services of a developer's neighbourly matters consultant to liaise with adjoining owners and progress access negotiations relating to the demolition of the garages. This sum does not include allowances for the fees of surveyors, if any, that neighbours appoint to advise them. It is not possible to give accurate guidance on this matter at this stage as it is not known whether the neighbours will want professional representation in relation to any such access discussions. The fees of surveyors appointed to advise the neighbours, might also accumulate to a sum of about £8,000, plus VAT, but it is not possible to precise about such costs at this stage.

In the event that the developer and /or any neighbour wishes to see the terms and conditions of access documented formally, it might be necessary to involve solicitors with the drafting of formal licence documentation. We are not able to give guidance on this at this stage.

Please do let me know if you have any questions or queries.

Yours sincerely



Paul Lovelock
Partner

Encs. Appendix 1 - Title information.

HOLLIS

Appendix 1

Title information

Schedule of title information publicly available from Land Registry for land and properties with boundaries immediately neighbouring the garage site at Rainham Road North, Dagenham RM10 7EH.

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Site 4

Garages Site off, Rainham Road North, Dagenham, London RM10 7EH

Schedule of Title Information

for

Properties with boundaries adjoining the garage site at Rainham Road North, London, RM10 7EH.

Postal address of Adjoining Property	Nature of Adjoining Property	Title Number		Name(s) of Owner
		Freehold	Leasehold(s)	
155 Rainham Road North, Dagenham (RM10 7EH)	Semi-detached house	EGL4709	None registered	Freehold: Christine Gwendoline Warnock
157 Rainham Road North, Dagenham (RM10 7EH)	End of terrace house	EGL5497	None registered	Freehold: Charan Jit and Paramjit Kaur
159 Rainham Road North, Dagenham (RM10 7EH)	Terrace house	EGL6074	None registered	Freehold: Mert Adem and Veronica Salvo Adem
161 Rainham Road North, Becontree (RM10 7EH)	Terrace house	NGL186807	None registered	Freehold: Derek John Maycey and Pauline Rosemary Maycey
163 Rainham Road North, Dagenham, (RM10 7EH)	End of terrace house	EGL363729	None registered	Freehold: Rais Usmani and Surrya Usmani
167 Rainham Road North, Dagenham, (RM10 7EH)	End of terrace house	NGL90572	None registered	Freehold: Ronald Frederick Rolt and Thanaledchumy Rolt
2 To 14 Tannery Close, 2 To 28 Sparrow Green, 151 And 165 Rainham Road North, Dagenham (165 Rainham Road North, Dagenham RM10 7EH)	Various – See Note 1 below	EGL402745	19 interests (only 2 interests within relevant proximity – Refer to properties individually identified immediately below)	Freehold: The Mayor and Burgesses of the London Borough of Barking and Dagenham
13 Sparrow Green, Dagenham (RM10 7EU)	Flat and garden ground abutting the garages	EGL402745	EGL287526	Freehold: The Mayor and Burgesses of the London Borough of Barking and Dagenham Leasehold: Mohsina Bhurawala

Postal address of Adjoining Property	Nature of Adjoining Property	Title Number		Name(s) of Owner
		Freehold	Leasehold(s)	
15 Sparrow Green, Bull Lane, Dagenham, (RM10 7EU)	Flat and garden ground abutting the garages	EGL402745	EGL411737	Freehold: The Mayor and Burgesses of the London Borough of Barking and Dagenham Leasehold: Markos Andreas Kashioris and Joanna Teresa Doria Arbuthnot
19 Sparrow Green, Dagenham	Detached house	EGL142265	None registered	Freehold: Frederick Edward Halley-Frame and Sheila Margaret Halley-Frame

Note 1:

The freehold title EGL402745 includes the garages site at Rainham Road North, Dagenham London, RM10 7EH and also the blocks of flats that sit west of the garages.

The freehold title EGL402745 includes 19 registered long leasehold interests, but not all of these are within relevant proximity. Of the 19 long leases, although two leasehold owners are within relevant proximity these properties do not require a Party Wall notice however may need an access licence. The properties in question are as follows:

- 13 Sparrow Green, Dagenham (RM10 7EU); and
- 15 Sparrow Green, Bull Lane, Dagenham, (RM10 7EU).

The following property falls under the freehold title EGL402745 and requires a Party Wall notice as per the Party Wall report.

- 165 Rainham Road North.

The following properties also fall within the freehold title EGL402745 and have been identified to sit within close proximity to the garages and although do not require a Party Wall notice may require access licences:

- 17 Sparrow Green, Bull Lane, Dagenham (RM10 7EU).

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Properties on Rainham Road North

Official copy of register of title

Title number EGL4709 | Edition date 09.05.2014

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A: Property Register

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

BARKING AND DAGENHAM

1 (19.07.1972) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 155 Rainham Road North, Dagenham (RM10 7EH).

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 (20.05.2002) PROPRIETOR: CHRISTINE GWENDOLINE WARNOCK of 155 Rainham Road North, Dagenham Essex RM10 7EH.

2 (20.05.2002) The price stated to have been paid on 22 April 2002 was £101,500.

3 (20.05.2002) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.

C: Charges Register

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

1 A Transfer of the land in this title dated 3 July 1972 made between (1) Greater London Council and (2) James William Jordan, Elizabeth Katherine Jordan and Henry Frederick Jordan contains restrictive covenants.

NOTE: Original filed.

2 The land is subject to the rights excepted and reserved by the Transfer dated 3 July 1972 referred to above.

End of register

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H.M. LAND REGISTRY

TITLE NUMBER	
EGL4709	

ORDNANCE SURVEY PLAN REFERENCE	COUNTY	SHEET	NATIONAL GRID	SECTION
	GREATER LONDON		TQ 4986	M

Scale: 1/1250

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A: Property Register

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

BARKING AND DAGENHAM

1 (07.08.1972) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 157 Rainham Road North, Dagenham (RM10 7EH).

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 (06.03.2007) PROPRIETOR: CHARAN JIT and PARAMJIT KAUR of 21 Somerset Road, Birmingham B20 2JE.

2 (06.03.2007) The price stated to have been paid on 16 February 2007 was £170,000.

3 (06.03.2007) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.

4 (06.03.2007) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 16 February 2007 in favour of Southern Pacific Mortgage Limited referred to in the Charges Register.

C: Charges Register

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

1 A Transfer of the land in this title dated 5 June 1972 made between (1) Greater London Council and (2) Thomas Michael Mowels and Janet Dawson Mowels contains restrictive covenants.

NOTE: Original filed.

C: Charges Register continued

2 The land is subject to the rights excepted and reserved and mentioned in the Transfer dated 5 June 1972 referred to above.

3 (06.03.2007) REGISTERED CHARGE dated 16 February 2007.

4 (05.09.2007) Proprietor: SOUTHERN PACIFIC MORTGAGE LIMITED (Co. Regn. No. 3266119) of Ascot House, Maidenhead Office Park, Maidenhead SL6 3QQ.

End of register

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TITLE NUMBER	
EGL 5497	

ORDNANCE SURVEY PLAN REFERENCE	COUNTY	SHEET	NATIONAL GRID	SECTION
	GREATER LONDON		TQ 4986	M

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A: Property Register

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

BARKING AND DAGENHAM

1 (18.08.1972) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being 159 Rainham Road North, Dagenham (RM10 7EH).

2 The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 7 August 1972 referred to in the Charges Register.

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 (09.02.2015) PROPRIETOR: MERT ADEM and VERONICA SALVO ADEM of 159 Rainham Road North, Dagenham RM10 7EH.

2 (09.02.2015) The price stated to have been paid on 6 February 2015 was £215,000.

3 (09.02.2015) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.

4 (09.02.2015) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.

C: Charges Register

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

1 A Transfer of the land in this title dated 7 August 1972 made between (1) Greater London Council and (2) Frederick Charles Vincent contains restrictive covenants.

C: Charges Register continued

NOTE: Original filed.

2 (09.02.2015) REGISTERED CHARGE dated 6 February 2015.

3 (09.02.2015) Proprietor: BANK OF IRELAND (UK) PLC (Co. Regn. No. 7022885) of P.O. Box 3191, One Temple Quay, Bristol BS1 9HY.

End of register

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H.M. LAND REGISTRY

TITLE NUMBER	
EGL 607 4	

ORDNANCE SURVEY PLAN REFERENCE	COUNTY	SHEET	NATIONAL GRID	SECTION
	GREATER LONDON		TQ 4986	M

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REGISTRY

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- This title is dealt with by HM Land Registry, Telford Office.

A: Property Register

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

BARKING AND DAGENHAM

1 (03.12.1971) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 161 Rainham Road North, Becontree (RM10 7EH).

2 The land has the benefit of the rights granted by but subject to the rights reserved in a Deed dated 9 August 1972 made between (1) Thomas John Olley and Patricia Doreen Olley and (2) Greater London Council which rectifies the Transfer dated 25 October 1971 referred to in the Charges Register.

NOTE: Original filed.

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 (19.02.1988) PROPRIETOR: DEREK JOHN MAYCEY and PAULINE ROSEMARY MAYCEY of 161 Rainham Road North, Dagenham, Essex RM10 7EH.

C: Charges Register

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

1 A Transfer of the land in this title dated 25 October 1971 made between (1) Greater London Council and (2) Thomas John Olley and Patricia Doreen Olley contains restrictive covenants.

NOTE: Original filed.

2 (19.07.1994) The land is subject to the rights reserved by the Transfer dated 25 October 1971 referred to above.

End of register

These are the notes referred to on the following official copy

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H.M. LAND REGISTRY

TITLE NUMBER	
NGL 186807	

ORDNANCE SURVEY PLAN REFERENCE	COUNTY SHEET	NATIONAL GRID	SECTION
	GREATER LONDON	TQ 4986	M

Scale: 1/1250

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Official copy of register of title

Title number EGL363729 | Edition date 09.05.2012

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- This title is dealt with by HM Land Registry, Telford Office.

A: Property Register

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

BARKING AND DAGENHAM

1 (09.10.1997) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 163 Rainham Road North, Dagenham, (RM10 7EH).

2 (09.10.1997) The Transfer dated 8 September 1997 referred to in the Charges Register was made pursuant to Part V of the Housing Act 1985 and the land has the benefit of and is subject to such easements as are granted and reserved in the Transfer and the easements and rights specified in Paragraph 2 of Schedule 6 of the said Act.

3 (09.10.1997) The Transfer dated 8 September 1997 referred to above contains a provision as to boundary structures and the exclusion of Section 62 of The Law of Property Act 1925.

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 (08.05.2012) PROPRIETOR: RAIS USMANI and SURRYA USMANI of 163 Rainham Road North, Dagenham, Essex RM10 7EH.

2 (08.05.2012) The price stated to have been paid on 30 April 2012 was £163,000.

3 (08.05.2012) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.

4 (08.05.2012) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.

C: Charges Register

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

1 (09.10.1997) A Transfer of the land in this title dated 8 September 1997 made between (1) The Mayor and Burgesses of The London Borough of Barking and Dagenham and (2) Florence Ada Baker contains restrictive covenants.

NOTE 1: Where relevant, the provisions contained in the earlier documents or registers referred to in the above deed are set out in the registers of this title

NOTE 2: Original filed.

End of register

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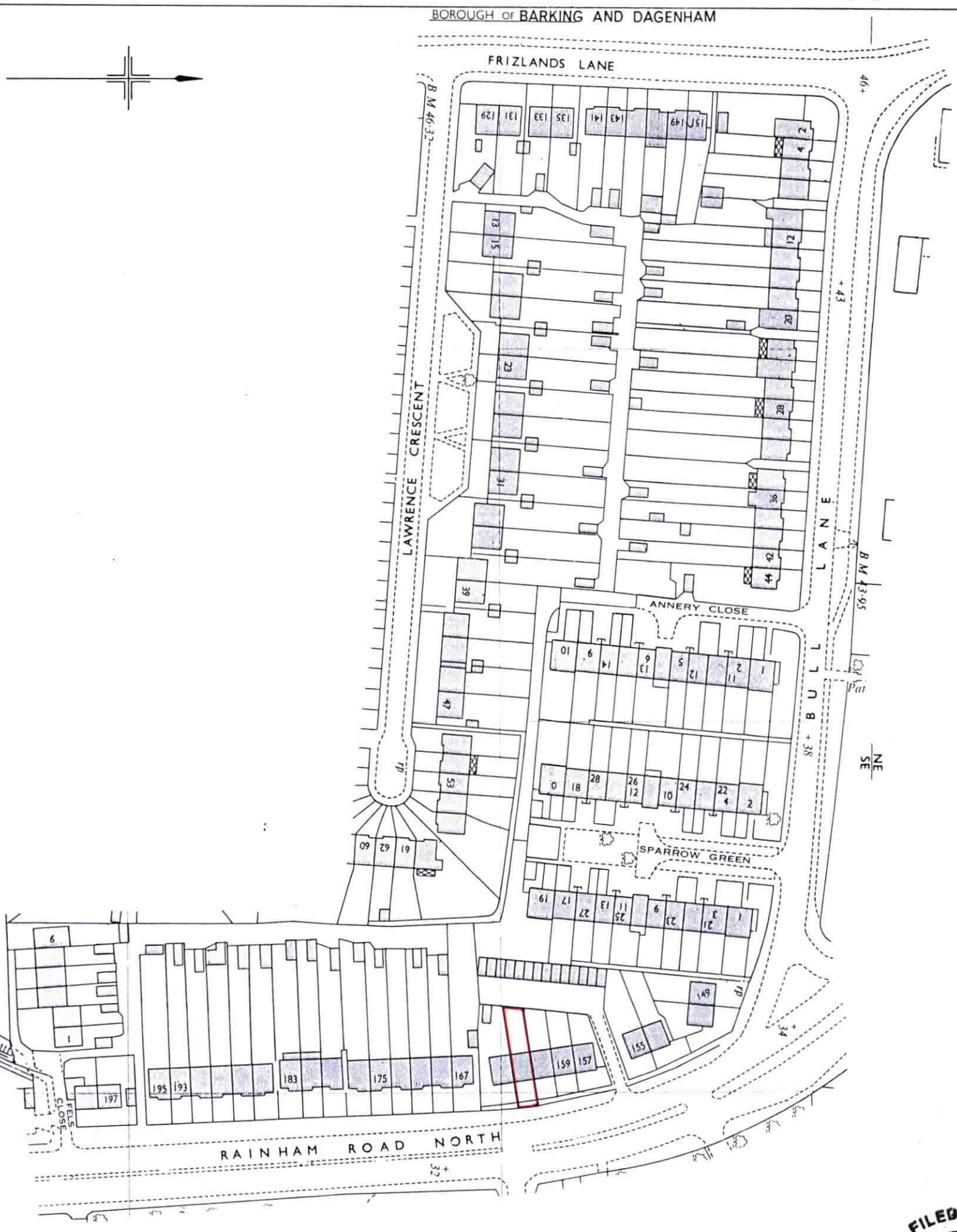
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H.M. LAND REGISTRY

TITLE NUMBER			
EGL363729			
ORDNANCE SURVEY PLAN REFERENCE	COUNTY	SHEET	NATIONAL GRID	SECTION
	GREATER LONDON		TQ 4986	M

Scale: 1/1250

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FILED PLAN
H.M. LAND
1097
REGISTRY

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Official copy of register of title

Title number NGL90572 | Edition date 04.07.2001

- This official copy shows the entries on the register of title on 01 APR 2021 at 14:41:36.
- 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 01 Apr 2021.
- 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, Telford Office.

A: Property Register

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

BARKING AND DAGENHAM

1 (13.01.1969) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 167 Rainham Road North, Dagenham, (RM10 7EH).

2 The land has the benefit of a right of way over the land tinted brown on the filed plan.

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 (29.05.1997) Proprietor: RONALD FREDERICK ROLT and THANALEDCHUMY ROLT of 167 Rainham Road North, Dagenham, Essex RM10 7EH.

2 (29.05.1997) RESTRICTION: No disposition by a sole proprietor of the land (not being a trust corporation) under which capital money arises is to be registered except under an order of the registrar or of the Court.

C: Charges Register

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

1 A Conveyance of the land in this title dated 9 July 1955 made between (1) Jelley (Builders) Limited (Vendor) and (2) Stanley William Elton (Purchaser) contains the following covenants:-

"The Purchaser hereby covenants with the Vendor and so that such covenant shall run with the land but not so as to render the Purchaser personally liable in damages for any breach which may occur after he shall have parted with all interest in the premises that the Purchaser will henceforth in relation to the land hereby conveyed observe and perform the restriction and stipulation set out in the Schedule hereto.

C: Charges Register continued

THE SCHEDULE

1. No dwellinghouse together with such outbuildings as are ordinarily used therewith shall be used as a dwellinghouse for more than a single family".

End of register

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M.B. 25A

H.M. LAND REGISTRY

Title No. NGL 90572

Scale 1/1250

County— GREATER LONDON

O.S. Sheet TQ 4986 SE

J.T.&S/S

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H.M. LAND REGISTRY
11/69

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Official copy of register of title

Title number EGL402745 | Edition date 11.03.2019

- This official copy shows the entries on the register of title on 15 OCT 2020 at 11:33:14.
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- Issued on 01 Apr 2021.
- 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, Telford Office.

A: Property Register

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

BARKING AND DAGENHAM

1 (18.02.2000) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 2 to 14 Tannery Close, 2 to 28 Sparrow Green, 151 and 165 Rainham Road North, Dagenham.

2 (18.02.2000) The land tinted green on the filed plan is not included in the title.

3 (18.02.2000) The Transfers of properties made pursuant to Chapter 1 of Part 1 of the Housing Act 1980 or part V of the Housing Act 1985 took effect with the benefit of and subject to the easements and the other rights specified in paragraph 2 Schedule 2/Schedule 6 of the Housing Acts 1980/1985.

4 (18.02.2000) Transfers of neighbouring properties by the London Borough of Barking and Dagenham or the Greater London Council contain agreements and declarations as to party walls, their maintenance and access thereto.

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 (18.02.2000) PROPRIETOR: THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF BARKING AND DAGENHAM of Town Hall, Barking, Essex, IG11 7LU.

C: Charges Register

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

1 (18.02.2000) A Conveyance of the land tinted blue on the filed plan and other land dated 14 April 1938 made between (1) James Alfred Parrish (Vendor) and (2) Ager & Baker Limited (Purchasers) contains the following covenants:-

C: Charges Register continued

Covenant by the Purchasers with the Vendor (for the benefit and protection of the Vendor adjoining or adjacent land and premises known as "Ashbrook" and "The Woodlands" and so that the Purchaser should not be liable in damage for any breach after they should have parted with all interest in premises) that no intoxicating liquor should be sold on or from the land thereby conveyed nor in or from any building erected or to be erected thereon and that no building erected or to be erected on the said land should be used as for an hotel inn public house beer house or otherwise for the sale of intoxicating liquors whether for consumption on or off the premises or as a club where such liquors are sold or consumed or as a place for the taking of orders for the sale of intoxicating liquors.

2 (18.02.2000) The land tinted pink on the filed plan is subject to such restrictive covenants as may have been imposed thereon before 18 February 2000 and are still subsisting and capable of being enforced.

3 (18.02.2000) The land is subject to any rights of way, support, rights of entry for the purpose of repair and maintenance and rights of drainage and rights in respect of water, gas and electricity supply services granted by various transfers made pursuant to the Housing Acts 1980/1985.

4 (18.02.2000) The Leases specified in the Schedule of Leases hereto which were made pursuant to Part V of the Housing Act 1985 took effect with the benefit of and subject to the easements and other rights specified in Schedule 6 of the Housing Act 1985.

5 (18.02.2000) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto. The leases grant and reserve easements as therein mentioned.

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	18.02.2000 Edged and numbered 1 (part of) in blue	14 Tannery Close (Second Floor Flat)	12.09.1983 125 years from 12.9.1983	EGL134630
2	18.02.2000 Edged and numbered 2 (part of) 3 (part of) in blue	Second Floor Flat 22 Sparrow Green and Ground Floor Store	20.06.1988 From 20 June 1988 to 24 June 2113	EGL220548
3	18.02.2000 Edged and numbered 4 (part of) in blue	24 Sparrow Green (Second Floor Flat)	20.06.1988 125 years from 20.6.1988	EGL221462
4	18.02.2000 Edged and numbered 5 (part of) 6: 7 in blue	Ground and First Floor Flat 3 Tannery Close and Garden Ground	28.03.1988 125 years from 28.3.1988	EGL222861
5	18.02.2000 Edged and numbered 8 (part of) 9:10 in blue	Ground and First Floor Flat 7 Sparrow Green and Garden Ground	19.09.1988 From 19.9.1988 to 29.9.2113	EGL231650
6	18.02.2000 Edged and numbered 11 (part of) 12	Second Floor Flat 12 Tannery Court and Ground Floor Store	28.11.1988 From 28.11.1988 to 25.12.2113	EGL234452

Schedule of notices of leases continued

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
	(part of) in blue			
7	18.02.2000 Edged and numbered 5 (part of) 13:14 in blue	Ground and First Floor Flat 2 Tannery Close and Garden Ground	09.01.1989 From 9.1.1989 to 25.3.2114	EGL235989
8	18.02.2000 Edged and numbered 1 (part of) 15:16 in blue	Ground and First Floor Flat 9 Tannery Close and Garden	28.11.1988 From 28.11.1988 to 25.12.2113	EGL236269
9	18.02.2000 Edged and numbered 1 (part of) 17:18 in blue	Ground and First Floor Flat 8 Tannery Close and Garden Ground	20.02.1989 From 20.2.1989 to 25.3.2114	EGL240139
10	18.02.2000 Edged and numbered 8 (part of) 19 in blue	Ground and First Floor Flat 9 Sparrow Green and Garden Ground	08.05.1989 125 years from 8.5.1989 determinable as therein mentioned	EGL244455
11	18.02.2000 Edged and numbered 20 (part of) 21:22 in blue	Ground and First Floor Flat 7 Tannery Close and Garden Ground	10.07.1989 125 years from 10.7.1989	EGL248570
12	18.02.2000 Edged and numbered 20 (part of) 12 (part of) 23 in blue	Ground and First Floor Flat 6 Tannery Close and Garden Ground	09.10.1989 125 years from 9.10.1989	EGL253749
13	18.02.2000 Edged and numbered 24 (part of) 25:26 in blue	Ground and First Floor Flat 13 Sparrow Green and Garden Ground	29.07.1991 From 29.7.1991 to 29.9.2116	EGL287526
14	18.02.2000 Edged and numbered 27 (part of) in blue	28 Sparrow Green (Second Floor Flat)	28.03.1994 125 years from 28.3.1994	EGL323799
15	29.08.2000 Edged and numbered 28 (part of): 29 in blue	15 Sparrow Green (ground floor flat): garden ground	14.08.2000 from 14.8.2000 to 29.9.2125	EGL411737
16	19.02.2002 Edged and numbered 30 (part of) : 31 in blue.	12 Sparrow Green (Ground and First Floor Flat): Garden Ground	17.12.2001 From 17.12.2001 to 25.12.2126	EGL435145
17	04.02.2004 Edged and numbered 32 (part of):33 and 34 in blue	3 Sparrow Green (Ground and First Floor Flat) and Garden Ground	12.01.2004 From 12.1.2004 to 25.3.2129	EGL466153

Schedule of notices of leases continued

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
18	06.03.2012 3 (part of), 4 (part of), 35 and 36	10 Sparrow Green (Ground and First Floor Flat) and Garden Ground	23.01.2012 125 years from 23.01.2012	TGL359831
19	11.03.2019 20 (part of)	13 Tannery Close (second floor flat)	25.02.2019 a term commencing on the date hereof and terminating 125 years from the quarter day immediately next following the date of this Lease	TGL520708

End of register

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There is an/are application(s) pending in HM Land Registry and if we have only completed the mapping work for a pending application affecting the title concerned, such as a transfer of part:

- additional colour or other references, for example 'numbered 1', may appear on the title plan (or be referred to in the certificate of inspection in form CI), but may not yet be mentioned in the register
- colour or other references may also have been amended or removed from the title plan (or not be referred to in form CI), but this may not be reflected in the register at this stage.

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H.M. LAND REGISTRY

TITLE NUMBER			
EGL402745			
ORDNANCE SURVEY PLAN REFERENCE (D)	COUNTY	SHEET	NATIONAL GRID	SECTION
	GREATER LONDON		TQ 4986	M

Scale: 1/1250

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NOTE :-
THE LAND TINTED GREEN HERETO IS NOT INCLUDED IN THIS TITLE.



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H.M. LAND
REGISTRY
3/2000

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Official copy of register of title

Title number EGL287526 | Edition date 21.01.2019

- This official copy shows the entries on the register of title on 12 APR 2021 at 15:56:43.
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- Issued on 12 Apr 2021.
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- This title is dealt with by HM Land Registry, Telford Office.

A: Property Register

This register describes the land and estate comprised in the title. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

BARKING AND DAGENHAM

1 (14.08.1991) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being 13 Sparrow Green, Dagenham (RM10 7EU).

NOTE: As to the part tinted blue on the title plan only the ground and first floor is included in the title.

2 (14.08.1991) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 29 July 1991
Term : From 29 July 1991 to 29 September 2116
Rent : £10 and further rent
Parties : (1) The Mayor and Burgesses of The London Borough of Barking and Dagenham
(2) Violet Ann Ginger

3 (14.08.1991) Where relevant, the provisions contained in the earlier documents or registers referred to in the above deed are set out in the registers of this title.

4 (14.08.1991) The above mentioned Lease is made pursuant to Part V of the Housing Act, 1985 and the land has the benefit of and is subject to the easements and rights specified in paragraph 2 of Schedule 6 of the said Act.

5 Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

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 (22.01.2018) PROPRIETOR: MOHSINA BHURAWALA of 112 Windsor Road, London E7 0RB.

2 (10.04.2014) The price stated to have been paid on 2 April 2014 was £135,000.

3 (21.01.2019) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 3 January 2019 in favour of Godiva Mortgages Limited referred to in the Charges Register.

C: Charges Register

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

1 (21.01.2019) REGISTERED CHARGE dated 3 January 2019.

2 (21.01.2019) Proprietor: GODIVA MORTGAGES LIMITED (Co. Regn. No. 5830727) of Oakfield House, Binley Business Park, Harry Weston Road, Coventry CV3 2TQ.

End of register

These are the notes referred to on the following official copy

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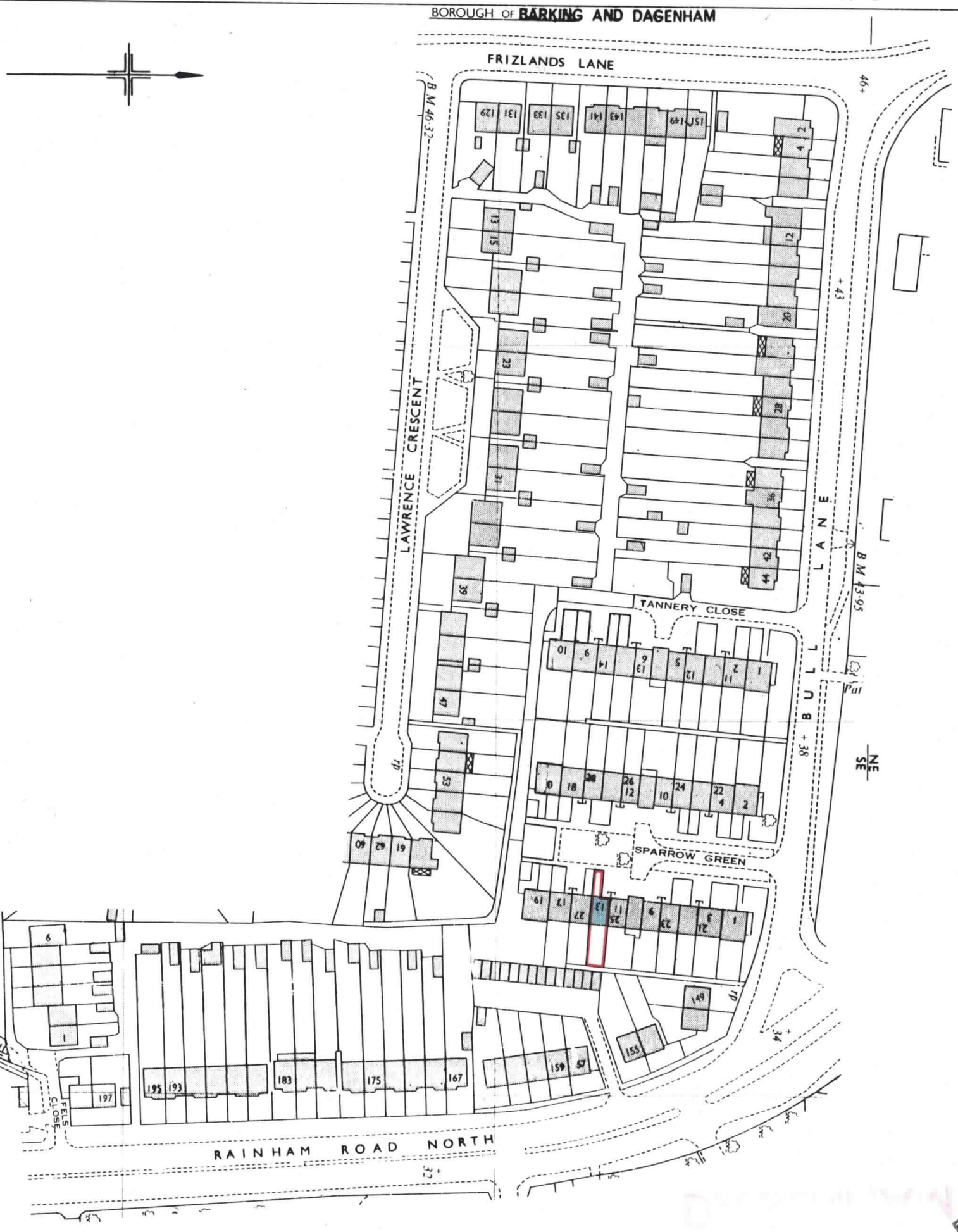
H.M. LAND REGISTRY

TITLE NUMBER	
EGL 287526	

ORDNANCE SURVEY PLAN REFERENCE ⓓ	COUNTY	SHEET	NATIONAL GRID	SECTION
	GREATER LONDON		TQ 4986	M

Scale: 1/1250

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FILED PLAN
H.M. LAND
REGISTRY

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Official copy of register of title

Title number EGL411737 | Edition date 05.02.2013

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- Issued on 12 Apr 2021.
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- This title is dealt with by HM Land Registry, Telford Office.

A: Property Register

This register describes the land and estate comprised in the title. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

BARKING AND DAGENHAM

1 (29.08.2000) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being 15 Sparrow Green, Bull Lane, Dagenham, (RM10 7EU).

NOTE: As to the part tinted blue on the filed plan only the ground floor flat is included in the title.

2 (29.08.2000) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 14 August 2000
Term : from 14 August 2000 to 29 September 2125
Rent : £10 and further rent
Parties : (1) The Mayor and Burgesses of the London Borough of Barking and Dagenham
(2) Kevin Michael Christie

3 (29.08.2000) The above mentioned Lease is made pursuant to Part V of the Housing Act 1985 and the land has the benefit of and is subject to the easements and rights specified in paragraph 2 of Schedule 6 of the said Act.

4 (29.08.2000) Where relevant, the provisions contained in the earlier documents or registers referred to in the above deed are set out in the registers of this title.

5 (29.08.2000) The landlord's title is registered.

6 Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

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 (14.04.2004) PROPRIETOR: MARKOS ANDREAS KASHIORIS and JOANNA TERESA DORIA ARBUTHNOT of 23 Bronwen Court, Grove End Road, London NW8 9HH.

2 (14.04.2004) The price stated to have been paid on 31 March 2004 was £110,000.

3 (21.02.2007) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 9 February 2007 in favour of The Mortgage Works (UK) PLC referred to in the Charges Register.

C: Charges Register

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

1 (21.02.2007) REGISTERED CHARGE dated 9 February 2007.

2 (21.02.2007) Proprietor: THE MORTGAGE WORKS (UK) PLC (Co. Regn. No. 2222856) of Nationwide House, Pipers Way, Swindon SN38 1NW.

End of register

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TITLE NUMBER

EGL411737

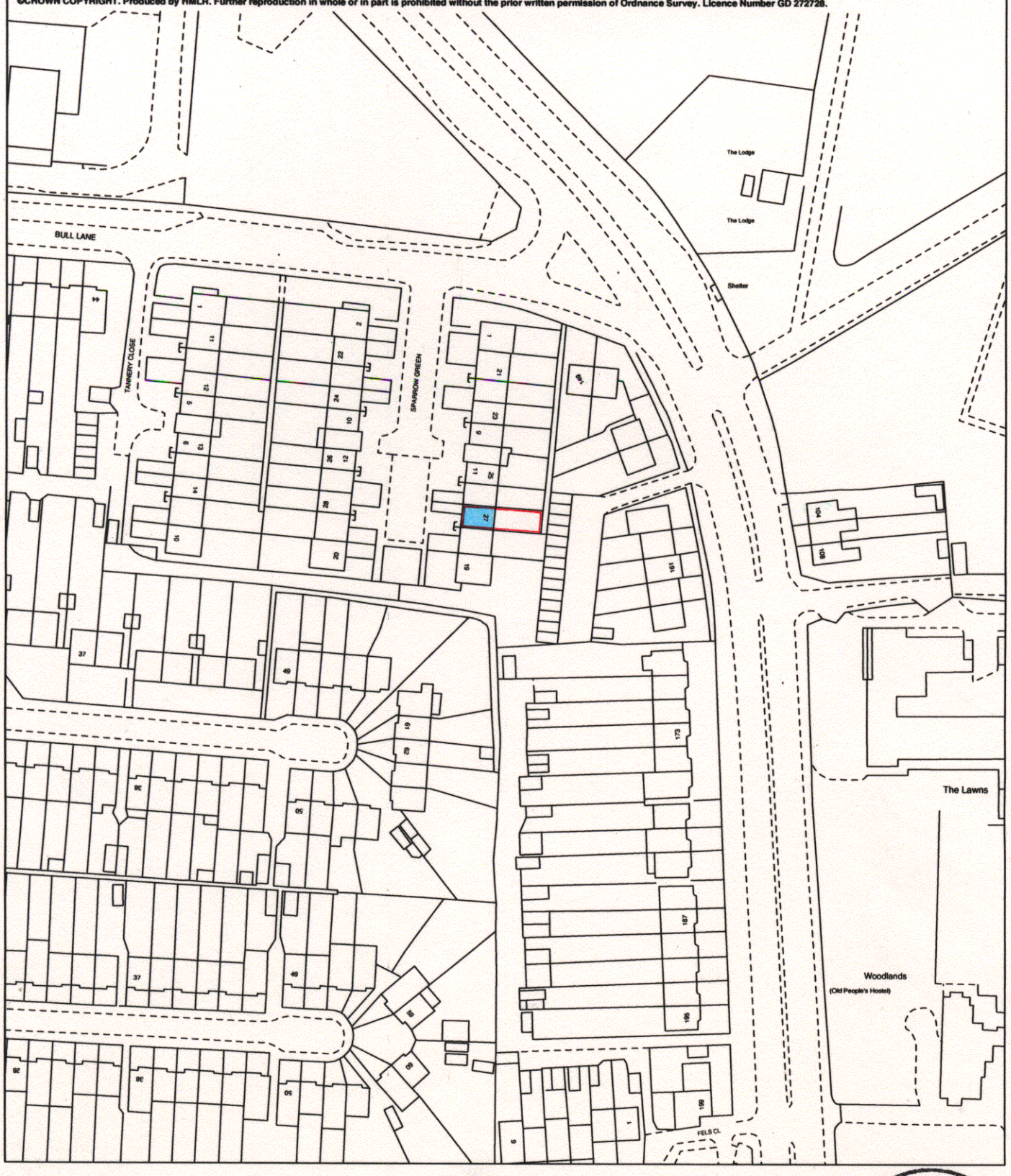
BARKING AND DAGENHAM

N

ORDNANCE SURVEY MAP REFERENCE: TQ4986SE

SCALE 1:1250

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H.M. LAND REGISTRY
9/00

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HOLLIS

Properties on Sparrow Green

Official copy of register of title

Title number EGL142265 | Edition date 16.09.1992

- This official copy shows the entries on the register of title on 01 APR 2021 at 14:42:16.
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- Issued on 01 Apr 2021.
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- This title is dealt with by HM Land Registry, Telford Office.

A: Property Register

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

BARKING AND DAGENHAM

1 (23.05.1984) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 19 Sparrow Green, Dagenham.

2 The Transfer dated 30 April 1984 referred to in the Charges Register was made pursuant to Chapter 1 of Part 1 of the Housing Act 1980 and the land has the benefit of and is subject to such easements as are granted and reserved in the said Deed and the easements and rights specified in paragraph 2 of Schedule 2 of the said Act.

3 The Transfer dated 30 April 1984 referred to above contains a provision as to boundary structures.

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 (23.05.1984) Proprietor(s): FREDERICK EDWARD HALLEY-FRAME and SHEILA MARGARET HALLEY-FRAME both of 19 Sparrow Green, Dagenham, Essex.

C: Charges Register

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

1 A Transfer of the land in this title dated 30 April 1984 made between (1) The Mayor and Burgesses of the London Borough of Barking and Dagenham and (2) Frederick Edward Halley-Frame and Sheila Margaret Halley-Frame contains restrictive covenants.

NOTE: Copy in Certificate.

End of register

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 01 April 2021 shows the state of this title plan on 01 April 2021 at 14:42:16. 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, Telford Office .

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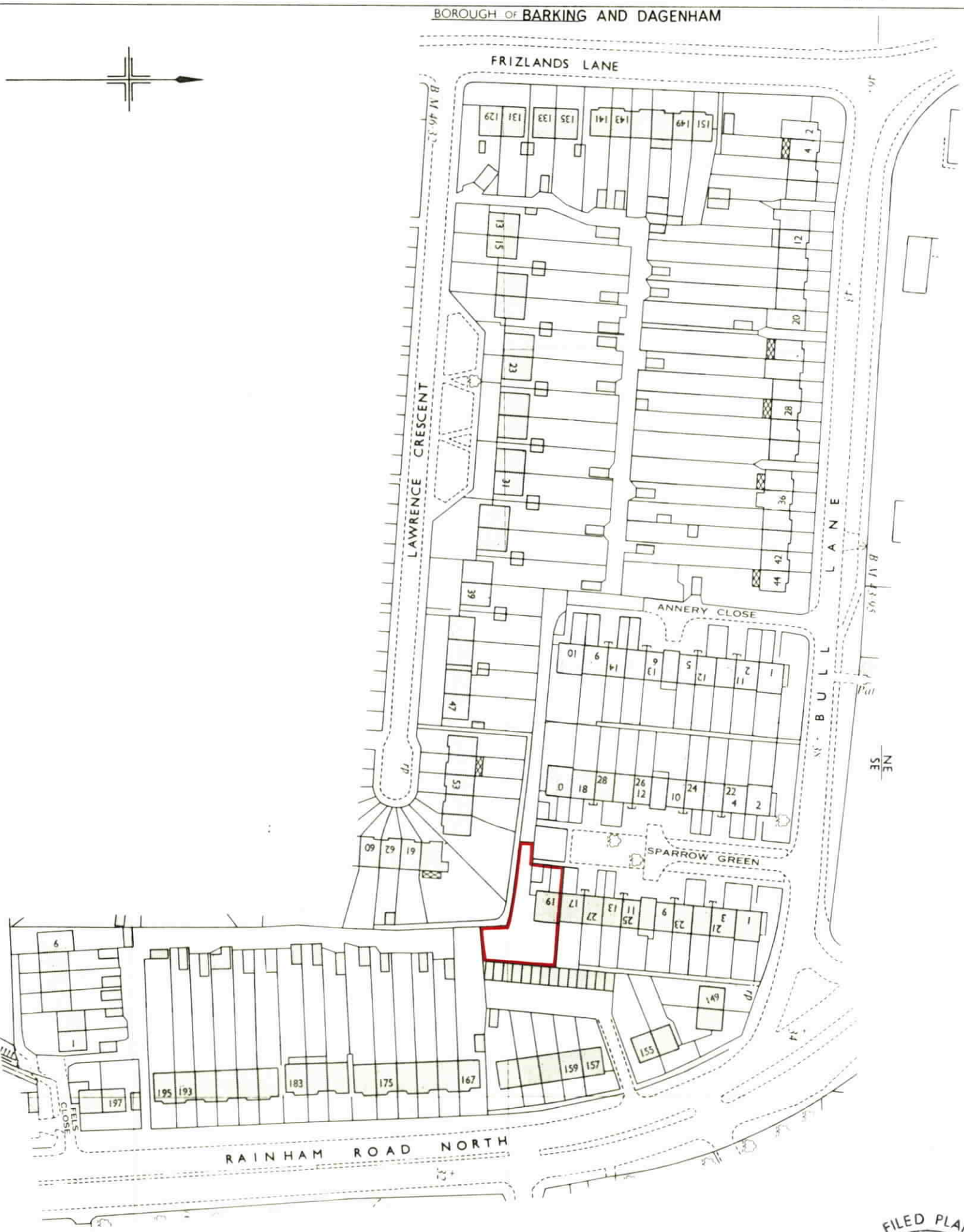
H.M. LAND REGISTRY

TITLE NUMBER	
EGL 142265	

ORDNANCE SURVEY PLAN REFERENCE	COUNTY	SHEET	NATIONAL GRID	SECTION
	GREATER LONDON		TQ 4986	M

Scale: 1/1250

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H.M. LAND
6/1984
REGISTRY

This official copy is incomplete without the preceding notes page.