



Unit 9b, The High Cross Centre,
Fountayne Rd, London N15 4BE
T: 020 8802 3480 D: 020 3846 6745
E: info@samplanning.co.uk

Design & Access Statement

Date: 07/2023

Site Address: 37a, Craven Park Road, London N15 6AA

Planning application reference number: HGY/2023/1691

Introduction:

The Planning Statement has been prepared in support of a Lawful development for Office use, Class E - whole building.

SAM Planning is the acting agent on behalf of the owner of the site.

The Site and Its Surroundings:

The application site comprises a single-storey building containing an office unit at ground floor level. The surrounding building are mainly residential, two-storey buildings of similar design and style.

Evidence to Support LDC Application:

See Appendix 1 which contains the stator declaration from Mr Moshe Teitelebaum of 75 Craven Park Road, N15 6AH stating that he is the owner of the property known as 37a, Craven Park Road, London N15 6AA and that it has been in use as an office (class E) since 2nd of April 2013. He is also the Director of Cranbridge Ltd. The company that has used the property as their office.

See Appendix 2 which contains the Tax Valuation receipt from 2017, states that the floor area has been taxed as an office, it also shows that it was previously taxed between 10 December 2012 to 31 March 2017 as an office.

See Appendix 3 which has a copy of all of the business rates paid to Haringey council for the last 10 years, starting from the 2nd of April 2023 to the current date.

Appendix 4 shows various communication with Eaglepeak Ltd a company that uses 37a, Craven Park Road, London N15 6AA as an office from over the years.

Conclusion

We believe that we have provided enough evidence to show that without doubt 37a, Craven Park Road, London N15 6AA has been in constant use as an office for the last 10 years. This being the case we believe that a Lawful Development Certificate should be granted.

Appendix 1 - Statutory Declaration

STATUTORY DECLARATION

I, Mr Moshe Teitelbaum of 75 Craven Park Road London N15 6AA do solemnly and sincerely declare, that

I am the owner of the building registered as 37a, Craven Park Road, London N15 6AA.

This statement relates to the ongoing use of 37a, Craven Park Road, London N15 6AA as an office (Class E). The statement is to form part of a planning application for a Certificate of Lawfulness of existing (use) development 'Office use, Class E - whole building'.

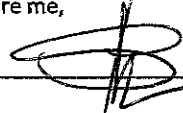
I confirm that I am the Owner of 37a, Craven Park Road, London N15 6AA and that it has been the office since 02nd April 2013. I am the director of CRANBRIDGE LTD and 37a, Craven Park Road, London N15 6AA has been our office for over 10 years now.

This is also shown by the Business Rate Bills attached under appendix 1

I can confirm that the evidence contained within this sworn statement has been prepared in accordance with the guidance on Lawful Development Certificates contained within Circular 10/97 particularly paragraphs 8.12 and 8.15 which states, "As this test will accordingly be applied by the Secretary of State in any appeal against their decision, a LPA should not refuse a certificate because the applicant has failed to discharge the stricter, criminal burden of proof, namely 'beyond reasonable doubt'. Moreover, the Court has held (see F W Gabbitts v SSE and Newham LBC [1985] JPL 630) that the applicant's own evidence does not need to be corroborated by 'independent' evidence in order to be accepted. If the LPA have no evidence of their own, or from others, to contradict or otherwise make the applicant's version of events less than probable, there is no good reason to refuse the application, provided the applicant's evidence alone is sufficiently precise and unambiguous to justify the grant of a certificate 'on the balance of probability', and I make this solemn declaration conscientiously believing the same to be true, and by virtue of the provisions of the Statutory Declarations Act 1835.

Declared at (city) as per stamp
in the county of London UK
this day of 26 June 2023

Before me,


Solicitor / Commissioner of Oaths



(SIGNATURE)

Geoffrey Niman 

10 Lockmead Road

London N15 6EX

United Kingdom



Appendix 2 – Tax Valuation

[Skip to main content](#)



[Find your business rates valuation](#)

We are aware of an issue when submitting 2010 rating list appeals for properties in England and 2017 rating list appeals for properties in Wales. These appeals are being successfully sent through, even though you may receive an error message. Please do not resend them as it may cause a delay in processing them.

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Property

37 A, Craven Park Road, London, N15 6AA

Contents

- [Valuation](#)
- [Help with current valuation](#)
- [Similar properties](#)

Valuation

Current rateable value (1 April 2017 to present)

£1,375

This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

[Estimate your business rates bill](#)

Valuations for this property

Valuations Help with Valuations	Effective date Help with Effective date	Rateable value
CURRENT 1 April 2017 to present	1 April 2017	£1,375

Valuations [Help with Valuations](#)

Effective date [Help with Effective date](#) Rateable value

PREVIOUS [10 December 2012 to 31 March 2017](#) 1 April 2012

£1,175

Hide all sections

Valuation details , Hide this section

Description [label.help.with Description](#)

Offices and premises

Local council

Haringey

Local council reference [label.help.with Local council reference](#)

2321399

Effective date [label.help.with Effective date](#)

1 April 2017

Valuation scheme reference [label.help.with Valuation scheme reference](#)

439225

Base rate [label.help.with Base rate](#)

£145.00

Measurement method [label.help.with Measurement method](#)

NIA

Transitional relief certificate issued [label.help.with Transitional relief certificate issued](#)

No

Special category code [label.help.with Special category code](#)

203G

How this valuation is calculated , Hide this section

Offices floor areas

Description	Area m ² /unit	£ per m ² /unit	Value Help with Value
Ground floor office	10.26	£123.98	£1,272
Ground floor kitchen 1	1	£123.98	£124
Total	11.26		£1,396

Valuation

Total value £1,396

Rateable value (rounded down) £1,375

[More about how business properties are valued](#)

[Get help with this valuation](#)

Help with current valuation

You can tell the Valuation Office Agency (VOA) that:

- your property details (such as floor area sizes and parking) need changing
- you think your rateable value is too high

You need a business rates valuation account to tell the VOA yourself or appoint an agent to do it for you.

[Sign in or register for an account](#)

- [How to use a business rates valuation account](#)
- [How business properties are valued](#)
- [Estimate your business rates bill](#)
- [Business rates relief](#)

Similar properties

Compare this property with similar properties in the area to see if its rateable value is much higher.

[Compare with similar properties](#)

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Appendix 3 – Bussiness Rates Bills

Haringey
LONDON

Property reference: 2321399

000797

Charge details

Amount due (£)

Amount you must pay

0.00

FOR INFORMATION ONLY. NO PAYMENT IS REQUIRED IN RESPECT OF THE CURRENT YEAR

You must pay your instalments on or before the due date. If you do not, you will be sent a reminder. If you fall behind again you will lose the right to pay by instalments. Failure to pay will result in legal proceedings and additional costs payable by you.



BUSINESS RATE BILL 2020/2021

Haringey Council, Corporate & Customer Services, Business Rates, PO Box 55280,
London N22 9EN

Haringey
LONDON

The Government has set a National Non-Domestic Rate (business rate)
for the year ending 31 March 2021.

Date of issue: 05-MAR-2020

Reason for issue: Annual

Rate account number: 810242594

Property reference: 2321399

Cranbridge Ltd
37A Craven Park Road
London
N15 6AA

000742

Address of property				Description: Offices & Premises This is a standard description & does not include any domestic part			
37A CRAVEN PARK ROAD LONDON N15 6AA				Rateable value (£)		Small business rate multiplier	Standard rate multiplier
				1375		49.9p	51.2p
Charge details							Amount due (£)
Charge For Period		Rv	1375 x	0.499	01-APR-2020	31-MAR-2021	686.13
Small Business Relief					01-APR-2020	31-MAR-2021	-686.13

BUSINESS RATE BILL 2019/2020

Haringey Council, Shared Service Centre, Business Rates, PO Box 55280,
London N22 9EN

Haringey
LONDON

The Government has set a National Non-Domestic Rate (business rate)
for the year ending 31 March 2020.

Date of issue: 12-MAR-2019

Reason for issue: Annual

Rate account number: 810242594

Property reference: 2321399

Cranbridge Ltd
37A Craven Park Road
London
N15 6AA

000976

Address of property		Description: Offices & Premises This is a standard description & does not include any domestic pa		
37A CRAVEN PARK ROAD LONDON N15 6AA		Rateable value (£)	Small business rate multiplier	Standard rate multiplier
		1375	49.1p	50.4p
Charge details				Amount due (£)
Charge For Period	Rv	1375 x	0.491	01-APR-2019 31-MAR-2020 675.13
Small Business Relief				01-APR-2019 31-MAR-2020 -675.13
Amount you must pay				0.00

This bill does not include payment for collection of trade refuse. To arrange for collection please call Veolia Haringey
on 020 8885 7700. Email: enquiries.haringey@veolia.com

FOR INFORMATION ONLY. NO PAYMENT IS REQUIRED IN RESPECT OF THE CURRENT YEAR

Please remember, you must pay your instalments on or before the due date. If you do not, you will be sent a maximum
two reminders. If you fall behind again you will lose the right to pay by instalments. Failure to pay will result in legal
proceedings and additional costs payable by you.

Haringey

000942

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Please remember, you must pay your instalments on or before the due date. If you do not, you will be sent a maximum two reminders. If you fall behind again you will lose the right to pay by instalments. Failure to pay will result in legal proceedings and additional costs payable by you.

BUSINESS RATE BILL 2017/2018

Haringey Council, Shared Service Centre, Business Rates, PO Box 55280,
London N22 9EN

Haringey
LONDON

The Government has set a National Non-Domestic Rate (business rate)
for the year ending 31 March 2018.

Date of issue: 6 March 2017

Reason for issue: Annual

Rate account number: 810242594

Property reference: 2321399

PIN: 9005

Cranbridge Ltd
37A Craven Park Road
London
N15 6AA

000817

Address of property

37A CRAVEN PARK ROAD
LONDON
N15 6AA

Description: Offices & Premises

This is a standard description & does not include any domestic par

Rateable value (£)	Small business rate multiplier	Standard rate multiplier
1375	46.6p	47.9p

Charge details

Amount due (£)

Charge For Period	R V	1375 x	0.466	01-APR-2017	31-MAR-2018	640.75
Transitional Adjustment Amount				01-APR-2017	31-MAR-2018	-31.67
Small Business Relief				01-APR-2017	31-MAR-2018	-609.08

TRANSITIONAL ADJUSTMENT INFORMATION

Notional Charge (NC)	RV 1375 x 0.466	=	640.75
Appropriate Fraction (AF)	1.02 x 1.050	=	1.071
Base Liability (BL) 2016/2017 Transitional charge		=	568.70
Transitional Charge Amount (TCA) AF x BL		=	609.08
Transitional Adjustment Amount TCA - NC		=	-31.67

Amount you must pay

0.00

This bill does not include payment for collection of trade refuse. To arrange for collection please call Veolia Haringey on 020 8885 7700. Email: enquiries.haringey@veolia.com

FOR INFORMATION ONLY. NO PAYMENT IS REQUIRED IN RESPECT OF THE CURRENT YEAR

Please remember, you must pay your instalments on or before the due date. If you do not, you will be sent a maximum two reminders. If you fall behind again you will lose the right to pay by instalments. Failure to pay will result in legal proceedings and additional costs payable by you.

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BUSINESS RATE BILL 2016/2017

Haringey Council, Shared Service Centre, Business Rates, PO Box 55280,
London N22 9EN

Haringey
LONDON

The Government has set a National Non-Domestic Rate (business rate)
for the year ending 31 March 2017.

Cranbridge Ltd
37A Craven Park Road
London
N15 6AA

Date of issue: 06-JAN-2017
Reason for issue: Small Business Relief
Rate account number: **810242594**
Property reference: 2321399



000006

Address of property		Description: This is a standard description & does not include any domestic part	
37A CRAVEN PARK ROAD LONDON N15 6AA		Rateable value (£)	Small business rate multiplier
		Standard rate multiplier	
		see attached	
Charge details			Amount due (£)
Charges for Year 2016	01-APR-2016	31-MAR-2017	0.00
Charges for Year 2015	01-DEC-2015	31-MAR-2016	0.00

This bill does not include payment for collection of trade refuse. To arrange for collection please call Veolia Haringey on 020 8885 7700. Email: enquiries.haringey@veolia.com

This notice is for information only.
Please make no payments unless you are notified.

Please remember, you must pay your instalments on or before the due date. If you do not, you will be sent a maximum of two reminders. If you fall behind again you will lose the right to pay by instalments. Failure to pay will result in legal proceedings and additional costs payable by you.



**Haringey Council, Shared Service Centre, Business Rates, PO Box 55280,
London N22 9EN**

Haringey
LONDON

The Government has set a National Non-Domestic Rate (business rate) for the year ending 31 March 2017.

Cranbridge Ltd
37A Craven Park Road
London
N15 6AA

Date of issue: 06-JAN-2017

Reason for issue: Small Business Relief

Rate account number: 810242594

Property reference: 2321399



000006

Address of property						Description: Offices & Premises This is a standard description & does not include any domestic part					
37A CRAVEN PARK ROAD LONDON N15 6AA						Rateable value (£)		Small business rate multiplier		Standard rate multiplier	
						1175		48.4p		49.7p	
Charge details								Amount due (£)			
Charge For Period		R V	1175 x	0.484	01-APR-2016	31-MAR-2017		568.70			
Small Business Relief					01-APR-2016	31-MAR-2017		-568.70			
Amount you must pay								0.00			

This bill does not include payment for collection of trade refuse. To arrange for collection please call Veolia Haringey on 020 8885 7700. Email: enquiries.haringey@veolia.com

SEE SUMMARY FOR BALANCE AND INSTALMENTS

Please remember, you must pay your instalments on or before the due date. If you do not, you will be sent a maximum of two reminders. If you fall behind again you will lose the right to pay by instalments. Failure to pay will result in legal proceedings and additional costs payable by you.

Key: HW2YS4

Key: HW2YS4

00418176 / 573583 / 000006 / 3 of 3 / 0 0 0 0 0 0

Haringey

Date of issue:	06-JAN-2017
Reason for issue:	Small Business Relief
Rate account number:	810242594
Property reference:	2321399

Cranbridge Ltd
37A Craven Park Road
London
N15 6AA



000006

Address of property		Description: Offices & Premises This is a standard description & does not include any domestic part					
37A CRAVEN PARK ROAD LONDON N15 6AA		Rateable value (£)		Small business rate multiplier		Standard rate multiplier	
		1175		48.0p		49.3p	
Charge details						Amount due (£)	
Charge For Period	R V	1175 x	0.493	01-DEC-2015	31-MAR-2016	188.00	
Small Business Relief				01-DEC-2015	31-MAR-2016	-188.00	
Amount you must pay						0.00	

This bill does not include payment for collection of trade refuse. To arrange for collection please call Veolia Haringey on 020 8885 7700. Email: enquiries.haringey@veolia.com

SEE SUMMARY FOR BALANCE AND INSTALMENTS

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Key: HW2YS4

Key: HW2YS4

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BUSINESS RATE BILL 2014/2015

Haringey Council, Shared Service Centre, Business Rates, PO Box 55280,
London N22 9EN

Haringey
LONDON

The Government has set a National Non-Domestic Rate (business rate)
for the year ending 31 March 2015.

Mr M Teitelbaum
37A Craven Park Road
London
N15 6AA

Date of issue: 24-FEB-2017
Reason for issue: Small Business Relief
Rate account number: 810235127
Property reference: 2321399



000005

Address of property				Description: Offices & Premises This is a standard description & does not include any domestic part			
37A CRAVEN PARK ROAD LONDON N15 6AA							
				Rateable value (£)		Small business rate multiplier	
				1175		47.1p	
				Standard rate multiplier		48.2p	
Charge details						Amount due (£)	
Charge For Period		R V 1175 x 0.471		01-APR-2014 31-MAR-2015		553.43	
Small Business Relief				01-APR-2014 31-MAR-2015		-553.43	

**Haringey Council, Shared Service Centre, Business Rates, PO Box 55280,
London N22 9EN**

Haringey
LONDON

The Government has set a National Non-Domestic Rate (business rate) for the year ending 31 March 2014.

Mr M Teitelbaum
37A Craven Park Road
London
N15 6AA

Date of issue: 24-FEB-2017

Reason for issue: Small Business Relief

Rate account number: 810235127

Property reference: 2321399



000005

Address of property		Description: Offices & Premises This is a standard description & does not include any domestic part				
37A CRAVEN PARK ROAD LONDON N15 6AA		Rateable value (£)		Small business rate multiplier	Standard rate multiplier	
		1175		46.2p	47.1p	
Charge details					Amount due (£)	
Charge For Period	R V	1175 x	0.471	02-APR-2013	31-MAR-2014	541.36
Small Business Relief				02-APR-2013	31-MAR-2014	-541.36
Amount you must pay						0.00

This bill does not include payment for collection of trade refuse. To arrange for collection please call Veolia Haringey on 020 8885 7700. Email: enquiries.haringey@veolia.com

SEE SUMMARY FOR BALANCE AND INSTALMENTS

Please remember, you must pay your instalments on or before the due date. If you do not, you will be sent a maximum of two reminders. If you fall behind again you will lose the right to pay by instalments. Failure to pay will result in legal proceedings and additional costs payable by you.

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00423630 / 638107 / 000005 / 2 of 4 / 000000

Appendix 4 – Communications with Haringey Council and bank statements

0625
The Director
Eaglepeak Limited
37a Craven Park Road
London
N15 6AA

Your Statement



044334_093 1/ 4 00006 22901 9373 62100



3 March to 2 April 2012

Account Name
EAGLEPEAK LIMITED Client Account

Account Summary

Opening Balance	5,304.07
Payments In	82,855.82
Payments Out	57,631.93
Closing Balance	30,527.96
Overdraft Limit	2,000.00

International Bank Account Number
GB38MIDL40062551414453

Branch Identifier Code
MIDLGB2142N

Sortcode **Account Number** **Sheet Number**
40-06-25 51414453 404

Your Business Current Account details

Date	Payment type and details	Paid out	Paid in	Balance
02 Mar 12	BALANCE BROUGHT FORWARD			5,304.07
05 Mar 12	CR HARINGEY ACCOUNT		12,486.68	
	CR C M CARE LTD			
	55 IDLECOMBE RD		9,160.00	
	TFR 400625 11413686			
	INTERNET TRANSFER	500.00		
	CR 100683		1,595.00	28,045.75
06 Mar 12	CR NGALULA E			
	LOWER TOTTENHAM		576.00	
	ATM CASH BNK IRE MAR06			
	PO DUNSMURE @16:41	100.00		28,521.75
07 Mar 12	CR I. WOSNER			
	WOSNER		550.00	
	BP AA VISA MBNA			
	412985*****2891	1,636.08		
	BP CAP 1 VISA 477596			
	477596*****9184	2,051.06		
	BP THE PIED PIPER			
	INVOICE 16	384.00		25,000.61
09 Mar 12	CR MR JANUZ BAHTIRI			
	J BAHTIRI		450.00	
	BP MONA HOMES			
	LOAN	10,000.00		
	BP ISREAL LOK			
	LOAN	50.00		15,400.61
12 Mar 12	CR LB HACKNEY HBENEFT		6,115.00	
	CR LB SOUTHWARK		960.00	22,475.61
	BALANCE CARRIED FORWARD			22,475.61

Contact tel 08457 60 60 60
see reverse for call times
Text phone 1800 108457 125 563
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www.hsbc.co.uk

3 March to 2 April 2012

Account Name
EAGLEPEAK LIMITED Client Account

Your Statement

Sortcode 40-06-25 **Account Number** 51414453 **Sheet Number** 405

Your Business Current Account details

Date	Payment type and details	Paid out	Paid in	Balance
	BALANCE BROUGHT FORWARD			22,475.61
13 Mar 12	CR ALI A M			
	AMAL ALI RENT			
	BP REACHVIEW PROPERTI		1,410.00	
	GLADESMORE 70	2,160.00		
	BP REACHVIEW PROPERTI	1,364.99		
	GLADESMORE 70	1,152.00		
	BP REACHVIEW PROPERTI	1,130.99		
	SPRINGFIELD 54			
	BP S FELDMAN	1,845.00		
	SPRING HILL 37B	2,000.00		
	BP REACHVIEW PROPERTI			
	WARWICK 36			
	CHQ 202295			
14 Mar 12	BP BEST MANAGEMENT			14,232.63
	KITCHENER 47A	920.00		
15 Mar 12	DR TOTAL CHARGES			13,312.63
	TO 22FEB2012	21.71		
	BP LANEACER HOMES	840.01		
	WHITEHART 78B			
	BP DATAYEAR	268.07		
	FAIRVIEW 59			
	BP MILEBANK BARCLAYS	430.88		
	HORSHAM CT 15			
	BP LANEACER HOMES	840.00		
	AVINGTON 12			
	BP DATAYEAR	1,332.00		
	FAIRVIEW 110			
	BP MILEBANK BARCLAYS	956.80		
	BERNERS 10			
	CR MONA HOMES			
	LOAN PAYBACK			
16 Mar 12	CHQ 202296		10,000.00	18,623.16
20 Mar 12	CR WOSNER I	1,737.58		16,885.58
	WOSNER			
	BP MR & MRS FREIDMAN		550.00	
	EVE 16	1,329.20		
	BP GOLDNET LLOYDS			
	LORDSHIP 96	1,260.00		
	BP UNIVIEW PROPERTIES			
	HORSHAM 9	552.00		
	BP UNIBELL DESIGNS			
	PEMBURY 1A	896.24		
	BP MULTIVIEW PROP			
	MOUNT PL 142A	840.00		
	BALANCE CARRIED FORWARD			12,558.14

3 March to 2 April 2012

Your Statement

Account Name
EAGLEPEAK LIMITED Client Account

Sortcode 40-06-25 **Account Number** 51414453 **Sheet Number** 406

Your Business Current Account details

Date	Payment type and details	Paid out	Paid in	Balance
	BALANCE BROUGHT FORWARD			12,558.14
	BP MULTIVIEW PROP			
	WIGHTMAN 118A	1,060.00		
	BP GOLDNET INVESTMENT			
	LORDSHIP 108	1,328.94		
	CR 100684			
21 Mar 12	CR 100685		3,230.25	13,399.45
22 Mar 12	CR NGALULA E		727.80	14,127.25
	LOWER TOTTENHAM			
	CR BEST MANA CL		576.00	
	LOAN			
	BP AVON ESTATES		6,000.00	
	ALL	14,220.33		
	DR CHARGE			
	RENEWAL FEE	50.00		
23 Mar 12	CR MR JANUZ BAHTIRI			6,432.92
	J BAHTIRI			
	VIS ELECTRIC CITY		450.00	
	LONDON N16 6D	16.00		6,866.92
26 Mar 12	CR HARINGEY ACCOUNT			
	DD 228001481 HSGSUN		660.00	
	LHB SERVICE CHARGE	129.21		
	DD 228007133 HSGSUN			
	LHB SERVICE CHARGE	167.06		
	CHQ 202297	982.14		6,248.51
27 Mar 12	TFR 400625 11413686			
	INTERNET TRANSFER	1,000.00		5,248.51
28 Mar 12	DD 12851683B868531			
	BRITISH GAS SERVS	24.10		
	DD 12851683K134071			
	BRITISH GAS SERVS	29.89		
	DD 12851683K134078			
	BRITISH GAS SERVS	29.73		
	DD 12851683K134199			
	BRITISH GAS SERVS	29.94		
	DD 12851683K134237			
	BRITISH GAS SERVS	29.89		
	DD 12851683K134249			
	BRITISH GAS SERVS	29.73		
	DD 12851683K134258			
	BRITISH GAS SERVS	28.42		5,046.81
29 Mar 12	CR BUSIA			
	108 LORDSHIP LANE		92.00	
	CR MR YAKOV H CYMERMA			
	CYMERMAN		1,200.00	6,338.81
	BALANCE CARRIED FORWARD			6,338.81

3 March to 2 April 2012

Your Statement

Account Name
EAGLEPEAK LIMITED Client Account

Sortcode 40-06-25 **Account Number** 51414453 **Sheet Number** 407

Your Business Current Account details

Date	Payment type and details	Paid out	Paid in	Balance
	BALANCE BROUGHT FORWARD			6,338.81
02 Apr 12	CR CASH IN AT HSBC BANK PLC STAMFORD HILL		165.00	
	CR HARINGEY ACCOUNT		13,114.61	
	CR LB LEWISHAM P2		738.48	
	DD 2019459820020180 MORTGAGE EXPRESS	547.76		
	CHQ 202298	1,245.18		
	CR MUSERIKA MAZIED		1,200.00	
	CR C M CARE LTD 55 IDLECOMBE RD		9,160.00	
	BP ISREAL LOK LOAN	85.00		
	CR 100687		1,689.00	30,527.96
02 Apr 12	BALANCE CARRIED FORWARD			30,527.96

Credit Interest Rates	balance	AER variable
Credit interest is not paid		

Debit Interest Rates	balance	EAR variable
upto	2,000	6.17 %
over	2,000	33.83 %

Contact tel 08457 60 60 60
see reverse for call times
Text phone 08457 125 563
used by deaf or speech impaired customers
www.hsbc.co.uk

3 March to 2 April 2013

Your Statement

Account Name
EAGLEPEAK LIMITED Client Account

Sortcode 40-06-25 **Account Number** 51414453 **Sheet Number** 438

Your Business Current Account details

Date	Payment type and details	Paid out	Paid in	Balance
	BALANCE BROUGHT FORWARD			2,386.37
14 Mar 13	BP BEST MANAGEMENT FAIRVIEW 110	2,094.00		292.37
16 Mar 13	DR TOTAL CHARGES TO 22FEB2013	31.83		260.54
18 Mar 13	CR C M CARE LTD 55 IDLECOMBE RD		10,000.00	10,260.54
20 Mar 13	CR HARINGEY ACCOUNT		3,299.88	13,560.42
21 Mar 13	BP AVON ESTATES RENT	11,904.48		
	TFR 400625 11413686 INTERNET TRANSFER	415.62		1,240.32
22 Mar 13	CR CHQ IN AT HSBC BANK PLC STAMFORD HILL		1,000.00	2,240.32
25 Mar 13	DD 228001481 HSGSUN LBH - RTB SERVICE	151.48		
	DD 228007133 HSGSUN LBH - RTB SERVICE	83.73		2,005.11
02 Apr 13	CR HARINGEY COUNCIL SO A LOK		12,441.28	
	AVON HOUSE 1	450.00		13,996.39
02 Apr 13	BALANCE CARRIED FORWARD			13,996.39

Credit Interest Rates	balance	AER variable
Credit interest is not paid		

Debit Interest Rates	balance	EAR variable
upto	2,000	6.17 %
over	2,000	33.83 %

Your Statement

0625
The Director
Eaglepeak Limited
37a Craven Park Road
London
N15 6AA



056065_033 1/ 4 00006 35795 14362 62100



3 January to 2 February 2012

Account Name
EAGLEPEAK LIMITED Client Account

Account Summary

Opening Balance	19,114.54
Payments In	62,813.33
Payments Out	65,200.17
Closing Balance	16,727.70
Overdraft Limit	2,000.00

International Bank Account Number
GB38MIDL40062551414453

Branch Identifier Code
MIDLGB2142N

Sortcode	Account Number	Sheet Number
40-06-25	51414453	395

Your Business Current Account details

Date	Payment type and details	Paid out	Paid in	Balance
02 Jan 12	BALANCE BROUGHT FORWARD			19,114.54
03 Jan 12	CR CASH IN AT HSBC BANK PLC STAMFORD HILL		640.00	
	DD 2019459820020090 MORTGAGE EXPRESS	547.76		
	CR SPRINGFIELD 54 Stern SD & P		320.00	
	CR MUSERIKA MAZIED		1,200.00	
	BP ISREAL LOK LOAN	50.00		
	CR 100678		2,183.32	22,860.10
04 Jan 12	CR VALERIAS IVASKIN MR V IVASKIN		250.00	
	CR SKLARZ S+S FAIRVIEW 110		1,480.00	
	BP REACHVIEW PROPERTI WARWICK 36	5,685.45		
	BP REACHVIEW PROPERTI WARWICK 36	5,000.00		
	TFR 400625 51453378 INTERNET TRANSFER		2,310.00	
	BP FREEDEX LTD EAGLEPEAK	16,200.00		14.65
05 Jan 12	CR MR YAKOV H CYMERMA CYMERMAN		1,200.00	
	CR SANDEL MRS DEVORAH SANDEL		235.00	1,449.65
06 Jan 12	CHQ 202284	1,421.72		27.93
	BALANCE CARRIED FORWARD			27.93

3 January to 2 February 2012

Your Statement

Account Name

EAGLEPEAK LIMITED Client Account

Sortcode

40-06-25

Account Number

51414453

Sheet Number

396

Your Business Current Account details

<i>Date</i>	<i>Payment type and details</i>	<i>Paid out</i>	<i>Paid in</i>	<i>Balance</i>
	BALANCE BROUGHT FORWARD			27.93
09 Jan 12	CR HARINGEY ACCOUNT		14,736.84	
	CR LB LEWISHAM P2		1,819.83	
	CR ALI A M			
	AMAL ALI RENT		1,480.00	18,064.60
10 Jan 12	CR PINK AND BLUE (UK)			
	Loan Repayment		1,500.00	
	BP MISS L. GREEN			
	KITCHENER 47B	866.93		
	BP MISS L. GREEN			
	KITCHENER 47A	1,092.80		
	BP LANEACER HOMES			
	WHITEHART 78B	840.01		
	BP LANEACER HOMES			
	AVINGTON 12	840.00		
	BP GOLDNET LLOYDS			
	LORDSHIP 96	1,350.00		
	BP UNIVIEW PROPERTIES			
	HORSHAM 9	552.00		
	BP UNIBELL DESIGNS			
	PEMBURY 3B	839.97		
	BP UNIBELL DESIGNS			
	PEMBURY 1A	891.31		
	BP MULTIVIEW PROP			
	MOUNT PL 142A	840.00		
	BP GOLDNET INVESTMENT			
	LORDSHIP 108	1,329.23		
	BP MR & MRS FREIDMAN			
	EVE 16	1,329.20		
	BP MILEBANK BARCLAYS			
	HORSHAM CT 15	430.88		
	BP MILEBANK BARCLAYS			
	BERNERS 10A	594.00		
	BP JOSHUA STOBIECKI			
	WARGRAVE 100	562.50		
	TFR 400625 11413686			
	INTERNET TRANSFER	1,214.11		5,991.66
11 Jan 12	CR NGALULA E			
	HARRINGAY		576.00	
	BP MULTIVIEW PROP			
	WIGHTMAN 118A	530.00		6,037.66
12 Jan 12	CR SKLARZ S+S			
	110 FAIRVIEW		1,480.00	7,517.66
13 Jan 12	CR MR JANUZ BAHTIRI			
	J BAHTIRI		450.00	
	BALANCE CARRIED FORWARD			7,967.66

3 January to 2 February 2012

Your Statement

Account Name

EAGLEPEAK LIMITED Client Account

Sortcode

40-06-25

Account Number

51414453

Sheet Number

397

Your Business Current Account details

Date	Payment type and details	Paid out	Paid in	Balance
	BALANCE BROUGHT FORWARD			7,967.66
	DR TOTAL CHARGES TO 22DEC2011	26.97		
	CR NGALULA E FINSBURY PARK		576.00	8,516.69
16 Jan 12	CR LB HACKNEY HBENEFT		6,160.00	
	CR LB SOUTHWARK		960.00	
	BP LOCAL NEWS H&R FUNITURE	190.00		15,446.69
17 Jan 12	BP DATAYEAR FAIRVIEW 59	1,152.00		
	BP DATAYEAR GLANARM 143A	1,080.00		
	BP MULTIVIEW PROP MOUNT PL 142A	420.00		
	BP MULTIVIEW PROP WIGHTMAN 118A	1,060.00		
	BP DATAYEAR FAIRVIEW 110	1,332.00		
	BP REACHVIEW PROPERTI SPRINGFIELD 54	864.00		
	BP REACHVIEW PROPERTI WARWICK 36	707.13		
	BP REACHVIEW PROPERTI GLADESMORE 72	1,080.00		
	TFR 400625 11413686 INTERNET TRANSFER	812.57		6,938.99
23 Jan 12	CR HARINGEY ACCOUNT		690.34	
	BP TOPLINK COM VARTRY 23A	1,081.00		6,548.33
24 Jan 12	DD 228001481 HSGSUN LHB SERVICE CHARGE	129.21		
	DD 228007133 HSGSUN LHB SERVICE CHARGE	167.06		
	CR NGALULA E HARRINGAY		576.00	
	CR MR ISRAEL WOSNER I WOSNER		550.00	7,378.06
26 Jan 12	BP MONA HOMES LOAN	5,000.00		2,378.06
27 Jan 12	CR MR JANUZ BAHTIRI J BAHTIRI		450.00	2,828.06
30 Jan 12	DD 12851683B868531 BRITISH GAS SERVS	24.10		
	BALANCE CARRIED FORWARD			2,803.96

3 January to 2 February 2012

Your Statement

Account Name
EAGLEPEAK LIMITED Client Account

Sortcode 40-06-25 **Account Number** 51414453 **Sheet Number** 398

Your Business Current Account details

Date	Payment type and details	Paid out	Paid in	Balance
	BALANCE BROUGHT FORWARD			2,803.96
	DD 12851683K134071 BRITISH GAS SERVS	29.89		
	DD 12851683K134078 BRITISH GAS SERVS	29.73		
	DD 12851683K134199 BRITISH GAS SERVS	29.94		
	DD 12851683K134237 BRITISH GAS SERVS	29.89		
	DD 12851683K134249 BRITISH GAS SERVS	29.73		
	DD 12851683K134258 BRITISH GAS SERVS	28.42		
	CR MONA HOMES LOAN PAYBACK		5,000.00	
	BP BEST MANAGEMENT LOAN	5,000.00		
	BP Y DUNNER LOAN	1,000.00		
	BP H R FURNITURE GREEN LN 549	118.90		
	BP H R FURNITURE NORFOLK 16	222.00		
	CR H&R FURNITUR LOCAL NEWS		190.00	1,475.46
31 Jan 12	CR AMICUS HORIZON LTD		3,255.00	4,730.46
01 Feb 12	CR NEWLON HSE TST		1,040.00	
	DD 2019459820020119 MORTGAGE EXPRESS	547.76		5,222.70
02 Feb 12	CR MR YAKOV H CYMERMA CYMERMAN		1,200.00	
	CR C M CARE LTD 55 IDLECOMBE RD		10,305.00	16,727.70
02 Feb 12	BALANCE CARRIED FORWARD			16,727.70

Credit Interest Rates *balance* *AER variable*
Credit interest is not paid

Debit Interest Rates *balance* *EAR variable*
Debit interest 6.17 %

Contact tel 08457 60 60 60
see reverse for call times
Text phone 1800 108457 125 563
used by deaf or speech impaired customers
www.hsbc.co.uk

0625
The Director
Eaglepeak Limited
37a Craven Park Road
London
N15 6AA

Your Statement



099330_062 1/ 5 00006 29620 12466 62100



Account Summary

Opening Balance	16,727.70
Payments In	63,225.97
Payments Out	74,649.60
Closing Balance	5,304.07
Overdraft Limit	2,000.00

3 February to 2 March 2012

Account Name
EAGLEPEAK LIMITED Client Account

International Bank Account Number
GB38MIDL40062551414453

Branch Identifier Code
MIDLGB2142N

Sortcode **Account Number** **Sheet Number**
40-06-25 51414453 399

Your Business Current Account details

Date	Payment type and details	Paid out	Paid in	Balance
02 Feb 12	BALANCE BROUGHT FORWARD			16,727.70
03 Feb 12	CR HANDYWORK MEYER		2,490.00	
	CR ADVICE CONFIRMS GBA030228Z36NWCL NATIONWIDE BUILDIN		1,200.00	20,417.70
06 Feb 12	CR HARINGEY ACCOUNT		14,141.37	
	CR LB LEWISHAM P2		738.48	
	TFR 400625 11413686 INTERNET TRANSFER	2,490.00		32,807.55
07 Feb 12	CHQ 202285	1,750.00		
	CR MR ISRAEL WOSNER I WOSNER		550.00	
	CR NGALULA E LOWER TOTTENHAM		576.00	32,183.55
08 Feb 12	BP L A ENGLISH HARTHAM ROAD 23	70.00		
	CR ALI A M AMAL ALI RENT		1,480.00	33,593.55
09 Feb 12	BP H R FURNITURE LOAN	1,000.00		32,593.55
10 Feb 12	CR MR JANUZ BAHTIRI J BAHTIRI		450.00	
	VIS COUNTY COURT EDMONTON	120.00		32,923.55
13 Feb 12	CR LB HACKNEY HBENEFT		6,160.00	
	CR LB SOUTHWARK		960.00	
	BALANCE CARRIED FORWARD			40,043.55

3 February to 2 March 2012

Account Name

EAGLEPEAK LIMITED Client Account

Your Statement

Sortcode

40-06-25

Account Number

51414453

Sheet Number

400

Your Business Current Account details

Date	Payment type and details	Paid out	Paid in	Balance
	BALANCE BROUGHT FORWARD			40,043.55
	DR DEBIT INTEREST TO 22JAN2012	0.36		
	DR TOTAL CHARGES TO 22JAN2012	18.94		
14 Feb 12	CR 100679		120.00	40,144.25
	BP H R FURNITURE LOAN	5,000.00		
	BP AMERICAN EXP 3791 STRATM*****280	482.51		
	BP MR & MRS FREIDMAN EVE 16	1,329.20		
	BP GOLDNET LLOYDS LORDSHIP 96	1,327.50		
	BP UNIVIEW PROPERTIES HORSHAM 9	552.00		
	BP UNIBELL DESIGNS PEMBURY 3B	839.97		
	BP UNIBELL DESIGNS PEMBURY 1A	790.08		
	BP MR & MRS FREIDMAN MEADS 16B	280.00		
	BP MULTIVIEW PROP MOUNT PL 142A	840.00		
	BP MULTIVIEW PROP WIGHTMAN 118A	530.00		
	BP GOLDNET INVESTMENT LORDSHIP 108	270.00		
	BP GOLDNET INVESTMENT LORDSHIP 108	1,246.14		
	BP REACHVIEW PROPERTI GLADESMORE 72	1,080.00		
	BP REACHVIEW PROPERTI GLADESMORE 70	2,729.98		
	BP REACHVIEW PROPERTI SPRINGFIELD 54	1,728.00		
	BP S FELDMAN SPRING HILL 37B	1,130.99		
	BP REACHVIEW PROPERTI WARWICK 36	1,980.00		
	BP MILEBANK BARCLAYS HORSHAM CT 15	1,052.19		
	BP MILEBANK BARCLAYS BERNERS 10A	594.00		
	BALANCE CARRIED FORWARD			16,361.69

3 February to 2 March 2012

Your Statement

Account Name

EAGLEPEAK LIMITED Client Account

Sortcode

40-06-25

Account Number

51414453

Sheet Number

401

Your Business Current Account details

Date	Payment type and details	Paid out	Paid in	Balance
	BALANCE BROUGHT FORWARD			16,361.69
	BP MILEBANK BARCLAYS BERNERS 10	908.60		
	BP LANEACER HOMES AVINGTON 12	1,680.00		
	BP LANEACER HOMES WHITEHART 78B	840.01		
	BP DATAYEAR FAIRVIEW 59	1,152.00		
	BP DATAYEAR GLANARM 143A	1,080.00		
	BP DATAYEAR FAIRVIEW 110	1,332.00		9,369.08
15 Feb 12	BP MISS L. GREEN KITCHENER 47B	750.37		
	BP MISS L. GREEN KITCHENER 47A	846.40		
	CR BEST MANA CL RENT		11,616.98	19,389.29
16 Feb 12	CR H&R FURNITUR LOAN		1,000.00	
	CR BEST MANA CL LOAN PAYBACK		4,500.00	
	BP AVON ESTATES IDLECOMBE 61	2,040.00		
	BP AVON ESTATES DALSTON 88	2,479.96		
	BP AVON ESTATES BRUDENEL 8	2,040.00		
	BP AVON ESTATES SALTERFORD 76	2,040.00		
	BP AVON ESTATES WEHAM 57	2,040.00		
	BP AVON ESTATES IDLCOMBE 55	2,040.00		
	BP AVON ESTATES WELHAM 47	2,040.00		
	BP AVON ESTATES IDLCOMBE 42	2,040.00		
	BP AVON ESTATES CLAPTON 41B	1,645.00		
	CR 100680		996.66	7,480.99
17 Feb 12	CHQ 202288	2,744.92		4,736.07
21 Feb 12	CR NGALULA E HARRINGAY		576.00	5,312.07
	BALANCE CARRIED FORWARD			5,312.07

3 February to 2 March 2012

Your Statement

Account Name

EAGLEPEAK LIMITED Client Account

Sortcode

40-06-25

Account Number

51414453

Sheet Number

402

Your Business Current Account details

Date	Payment type and details	Paid out	Paid in	Balance
	BALANCE BROUGHT FORWARD			5,312.07
22 Feb 12	CR FREEDX EXP LOK		8,000.00	
	BP AVON ESTATES IDLCOMBE 33	2,040.00		
	BP AVON ESTATES HEYSHAM 33	1,746.46		
	BP AVON ESTATES IDLCOMBE 32	2,040.00		
	BP AVON ESTATES SALTERFORD 17	2,040.00		
	BP AVON ESTATES RANELIGH 13	2,251.40		3,194.21
24 Feb 12	DD 228001481 HSGSUN LHB SERVICE CHARGE	129.21		
	DD 228007133 HSGSUN LHB SERVICE CHARGE	167.06		
	CR MR JANUZ BAHTIRI J BAHTIRI		450.00	
	CHQ 202293	45.00		3,302.94
28 Feb 12	CHQ 202290	1,889.89		
	CHQ 202291	730.00		
	CR CHQ IN AT HSBC BANK PLC STAMFORD HILL		1,750.00	2,433.05
29 Feb 12	DD 12851683B868531 BRITISH GAS SERVS	24.10		
	DD 12851683K134071 BRITISH GAS SERVS	29.89		
	DD 12851683K134078 BRITISH GAS SERVS	29.73		
	DD 12851683K134199 BRITISH GAS SERVS	29.94		
	DD 12851683K134237 BRITISH GAS SERVS	29.89		
	DD 12851683K134249 BRITISH GAS SERVS	29.73		
	DD 12851683K134258 BRITISH GAS SERVS	28.42		2,231.35
01 Mar 12	CR NEWLON HSE TST		1,040.00	
	DD 2019459820020148 MORTGAGE EXPRESS	547.76		
	CR ELISHEWA RACHEL FL YSS		100.00	
	CR MR YAKOV H CYMERMA CYMERMAN		1,200.00	
	BALANCE CARRIED FORWARD			4,023.59

3 February to 2 March 2012

Your Statement

Account Name

EAGLEPEAK LIMITED Client Account

Sortcode

40-06-25

Account Number

51414453

Sheet Number

403

Your Business Current Account details

Date	Payment type and details	Paid out	Paid in	Balance
	BALANCE BROUGHT FORWARD			4,023.59
	CR BUSIA			
	108 LORDSHIP LANE		92.00	
	CR MUSERIKA MAZIED		1,200.00	
	CHQ 202294 CASH 400625	1,750.00		
	TFR 400625 11413686			
	INTERNET TRANSFER	100.00		
	CR 100682		1,100.00	4,565.59
02 Mar 12	CR LB LEWISHAM P2		738.48	5,304.07
02 Mar 12	BALANCE CARRIED FORWARD			5,304.07

Credit Interest Rates

balance

AER
variable

Credit interest is not paid

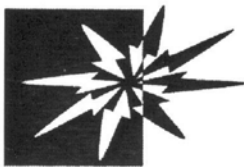
Debit Interest Rates

balance

EAR
variable

Debit interest

6.17 %



Haringey Councils/00178628/V1/2308

Haringey Council

Benefits and Local Taxation
P.O. Box 10505, Wood Green, London N22 7WJ
TEL: 020 8489 2800 Ask for Haringey Connects.

Date: 29/03/12

EAGLEPEAK LTD
37A CRAVEN PARK ROAD
TOTTENHAM
LONDON
N15 6AA

Acc Id : 14373
Cred Id :

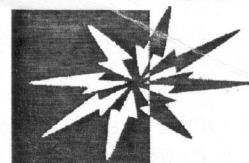
Pay Method : Bank BACS

Payment =====

Posting Id: 17789687 Amount: 13114.61 Period: 05-MAR-2012 / 01-APR-2012

Claim Id	Claimant	Address	Amount	Start	End	Payment Ref
10023842	C BROWN	FLAT B, 78, WHITE HART LANE, TOTTENHAM, LONDON, N17 8HP	900.00	05-MAR-2012	01-APR-2012	
10039869	J SMITH	GROUND FLOOR FLAT, 47A, KITCHENER ROAD, LONDON, N17 6DU	920.00	05-MAR-2012	01-APR-2012	
113066	H HERRERA	10A, BERNERS ROAD, LONDON, N22 5NE	660.00	05-MAR-2012	01-APR-2012	
189436	I IVASKINA	FLAT GROUND FLOOR, 1A, PEMBURY ROAD, LONDON, N17 6SR	660.80	05-MAR-2012	01-APR-2012	
193839	FA ABDALLA	96, LORDSHIP LANE, LONDON, N17 7QH	1400.00	05-MAR-2012	01-APR-2012	
140032	A JOSEBASHVILI	59, FAIRVIEW ROAD, LONDON, N15 6LH	1280.00	05-MAR-2012	01-APR-2012	
Total			13114.61			

Help Haringey to stamp out Benefit Fraud, if you know of someone defrauding Housing Benefit or Council Tax Benefit, telephone **Fraudwatch on 0500 500777**. This is free and all calls are treated as totally confidential.



Haringey Council

BENEFIT DECISION NOTICE

Please check all the details and tell us if anything is wrong or missing.
Please read the notes overleaf carefully.

EAGLEPEAK LTD
37A CRAVEN PARK ROAD
TOTTENHAM
LONDON
N15 6AA

Claim Reference 189436
Council Tax Reference
Landlord Reference 14373
Rent Reference
Date 22 Mar 2012

Page 1 of 1
000194/HARBEN

Re: I IVASKINA, FLAT GROUND FLOOR, 1A PEMBURY ROAD, LONDON, N17 6SR
REASON FOR CALCULATION: Change Of Liability.

HOUSING BENEFIT

The Weekly Benefit Award is: £175.40
Less overpayment Recovery: £10.20
Net Benefit Payable: £165.20
Weekly gross Rent: £230.00
The Benefit Starts on: 01 Oct 2011
The Benefit Ends on: 01 Apr 2012
Weekly Eligible Rent: £223.85
Weekly Ineligible Service Charges: £0.00

The first/next payment will be: £660.80
This will be paid on: 02 Apr 2012
Payment will be made by: Bank BACS
Future Payments will be made: BACS Bank 4 wk arrears

We will be making payment of Housing Benefit for the above tenant direct to you, details as show above. The tenant is responsible for paying any shortfall between Housing Benefit paid and rent charged.

The eligible rent is based on the local housing allowance (LHA). If this is greater than the rent the claimant will normally receive the difference.

Please Note:

- * If you are aware of any change that may affect your tenant's Housing Benefit you must tell us as soon as possible. (For example - if your tenant changes their address). Your tenant must also tell us about any changes.
- * If Housing Benefit is overpaid we may recover any overpayments from you.
- * The benefit will be paid to the end date above provided there are no changes that could affect entitlement.
- * You have the right to ask us to reconsider the decision to pay Housing Benefit direct to you. You also have the right to appeal against this decision.
- * Independently of this, you can ask for a more detailed explanation of how we made our decision. In each of the above cases you must contact us at the address at the top of this decision notice, within one month of the decision.