

STATUTORY DECLARATION OF RELATIONSHIP

STATUTORY DECLARATIONS ACT 1835

I, **SCOTT EVANS**, of 84 Sanderling Way, Iwade, Sittingbourne, Kent, ME9 8TE, being the Chairman and Co-Founder of The Landlord Association and Director of TLA Commercial Partnerships Limited, do solemnly and sincerely declare as follows:

1. DECLARATION OF IDENTITY AND AUTHORITY

1.1 I am Scott Evans, a British citizen and resident of the United Kingdom, currently residing at 84 Sanderling Way, Iwade, Sittingbourne, Kent, ME9 8TE.

1.2 I hold the position of Chairman and Co-Founder of The Landlord Association ("TLA"), a not-for-profit membership organization established under English law and operating from 31 Larcombe Road, Boscoppa, St. Austell, PL25 3EZ.

1.3 I am the sole Director of TLA Commercial Partnerships Limited ("Commercial Entity"), a private limited company incorporated in England and Wales with Company Number 16844398 and registered office at 84 Sanderling Way, Iwade, Sittingbourne, ME9 8TE.

1.4 I have full authority to make this declaration on behalf of both entities and have complete knowledge of the relationship, structure, and operations of both organizations.

2. ORGANIZATIONAL BACKGROUND AND ESTABLISHMENT

2.1 THE LANDLORD ASSOCIATION

The Landlord Association is a well-established not-for-profit membership organization that I co-founded and have led since its inception. The organization:

- a) Serves over 77,000 members, including more than 50,000 UK landlords, tenants, and property professionals
- b) Provides comprehensive legal resources, compliance guidance, dispute resolution services, and emergency support through our SOS packages
- c) Operates as an independent membership body with no government affiliation or political agenda
- d) Maintains a strong reputation in the UK property sector as a trusted advisor and advocate

- e) Has developed significant brand recognition, digital platforms, and industry expertise over several years of operation
- f) Generates revenue through membership fees and service charges, all of which are reinvested in member services and organizational development

2.2 TLA COMMERCIAL PARTNERSHIPS LIMITED

TLA Commercial Partnerships Limited was incorporated specifically to:

- a) Handle commercial partnership arrangements on behalf of The Landlord Association
- b) Manage revenue-generating activities including insurance partnerships, sponsorship arrangements, and affiliate relationships
- c) Ring-fence commercial liability and risk away from the not-for-profit Association
- d) Ensure proper corporate governance and regulatory compliance for commercial activities
- e) Facilitate partnerships with regulated financial institutions and insurance companies that require contracting with limited companies
- f) Provide transparency and accountability in commercial operations

3. PURPOSE AND CORPORATE RELATIONSHIP

3.1 SOLE PURPOSE DECLARATION

I solemnly declare that TLA Commercial Partnerships Limited exists solely and exclusively to:

- a) Support and advance the mission, objectives, and member interests of The Landlord Association
- b) Generate revenue for The Landlord Association through strategic commercial partnerships
- c) Provide a legally appropriate corporate structure for contracting with major financial institutions and insurance companies
- d) Manage commercial risk and liability in a manner that protects The Landlord Association's assets and reputation
- e) Ensure regulatory compliance and corporate governance standards for all commercial activities

3.2 NO INDEPENDENT COMMERCIAL PURPOSE

I declare that TLA Commercial Partnerships Limited:

- a) Has no independent commercial purpose separate from serving The Landlord Association
- b) Does not compete with The Landlord Association or pursue conflicting interests
- c) Exists purely as an operational vehicle for The Landlord Association's commercial activities
- d) Has no shareholders, investors, or stakeholders other than in connection with The Landlord Association
- e) Will never be operated for personal gain or private benefit

4. OWNERSHIP, CONTROL, AND GOVERNANCE

4.1 OWNERSHIP STRUCTURE

I declare that:

- a) TLA Commercial Partnerships Limited is wholly owned and controlled by me in my capacity as Chairman of The Landlord Association
- b) I hold this ownership position in trust for The Landlord Association and its members
- c) No other person or entity has any ownership interest, control, or beneficial ownership in TLA Commercial Partnerships Limited
- d) The Commercial Entity operates exclusively under my direction as Chairman of The Landlord Association
- e) All decisions regarding the Commercial Entity are made in the best interests of The Landlord Association and its members

4.2 GOVERNANCE AND OVERSIGHT

I declare that I serve as Director of TLA Commercial Partnerships Limited to ensure proper governance, oversight, and accountability aligned with The Landlord Association's standards and values, exercised solely for the benefit of The Landlord Association and its members.

5. FINANCIAL RELATIONSHIP AND REVENUE FLOW

5.1 REVENUE TRANSFER OBLIGATION

I solemnly declare that:

- a) All revenue generated by TLA Commercial Partnerships Limited is transferred to The Landlord Association for the benefit of its members and mission
- b) No revenue is retained by the Commercial Entity except for minimal working capital requirements
- c) All commercial profits are applied exclusively for The Landlord Association's charitable and member service purposes
- d) Detailed financial records and audit trails demonstrate the complete transfer of commercial benefits to The Landlord Association
- e) Annual audited accounts confirm that all commercial revenue benefits The Landlord Association

5.2 NO PERSONAL FINANCIAL BENEFIT

I declare that I receive no salary, compensation, or financial benefit from TLA Commercial Partnerships Limited, and my role as Director is performed as part of my duties to The Landlord Association.

6. BRAND, INTELLECTUAL PROPERTY, AND ASSET RELATIONSHIP

6.1 BRAND OWNERSHIP

I declare that all brand assets, trademarks, intellectual property, and reputation associated with "The Landlord Association" and "TLA" belong exclusively to The Landlord Association.

6.2 MEMBER RELATIONSHIPS

I declare that the 77,000+ member relationships and database belong exclusively to The Landlord Association, and TLA Commercial Partnerships Limited exists solely to serve these members through appropriate commercial partnerships.

7. REGULATORY COMPLIANCE AND INDEPENDENCE

7.1 REGULATORY STATUS

I declare that both The Landlord Association and TLA Commercial Partnerships Limited are independent private entities with no government ownership, control, or affiliation.

7.2 INDEPENDENCE FROM GOVERNMENT

I specifically declare that:

- a) Neither entity has any connection to government departments, agencies, or political organizations
- b) Both entities operate completely independently of any government influence or control
- c) Funding comes exclusively from membership fees, service charges, and commercial partnerships - not from government sources
- d) Both entities maintain political neutrality and independence
- e) All operations are conducted as private commercial activities under English law

8. PARTNERSHIP AND COMMERCIAL ACTIVITIES

8.1 PURPOSE OF COMMERCIAL PARTNERSHIPS

I declare that TLA Commercial Partnerships Limited engages in commercial partnerships solely to provide additional value to The Landlord Association's members, generate revenue for TLA's mission, and ensure long-term sustainability.

8.2 MEMBER PROTECTION

I declare that all partnerships are structured to protect and benefit The Landlord Association's members, with comprehensive due diligence and ongoing monitoring to ensure alignment with TLA's standards.

9. CONTINUITY AND SUCCESSION

9.1 ORGANIZATIONAL CONTINUITY

I declare that the relationship between entities is designed for long-term continuity with formal documentation ensuring continuation beyond my personal involvement.

9.2 ASSET PROTECTION

I declare that all commercial value, relationships, and intellectual property will remain with The Landlord Association regardless of future changes, with appropriate legal safeguards protecting TLA's assets and interests.

10. TRUTHFULNESS AND VERIFICATION

10.1 I make this declaration believing it to be true and correct in all material respects.

10.2 I understand that making a false declaration is a criminal offense under the Perjury Act 1911.

10.3 All information contained herein can be verified through corporate records, financial statements, legal documentation, banking records, and regulatory filings.

11. DECLARATION SCOPE

This declaration is made for the purposes of corporate due diligence, compliance requirements, partnership negotiations with financial institutions, regulatory filings, banking requirements, and any other legitimate business or legal purposes requiring clarification of the organizational relationship.

12. ONGOING VALIDITY

I declare that this statement of relationship will remain accurate and valid unless and until formal written notice is provided of any material changes to the organizational structure or relationship described herein.

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

DECLARED by the said SCOTT EVANS
at London on this **9th day of November, 2025**

Signature:  _____

SCOTT EVANS

Chairman and Co-Founder, The Landlord Association
Director, TLA Commercial Partnerships Limited

SUPPORTING DOCUMENTATION SCHEDULE

The following documents support and supplement this declaration:

1. Certificate of Incorporation - TLA Commercial Partnerships Limited (Company No. 16844398)
2. Inter-Company Service Agreement between the entities

3. Trademark and Brand Licence Agreement
4. Corporate resolutions and filings with Companies House

This schedule of supporting documents is available for review by authorized parties upon reasonable request.