

**STRATFORD-ON-AVON DISTRICT COUNCIL  
SUBMISSION DOCUMENT  
ON DRAFT RECOMMENDATIONS FOR WARDING  
ARRANGEMENTS FOR STRATFORD-ON-AVON**

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## 1.0 Background

This is the Stratford-on-Avon District Council's submission to the Local Government Boundary Commission for England (LGBCE), in relation to the proposed future warding arrangements for the District. These revised electoral arrangements are due to be implemented in May 2023.

The current electoral review commenced when the Council agreed with the LGBCE that there was an electoral imbalance within the existing warding arrangements. In addition to the electoral imbalance, the Council also requested an increase in the number of elected members representing the District from the existing 36 to 41 members, due in the main to workloads for Councillors.

The current LGBCE proposals which are being consulted upon increase the number of Councillors from 36 to 41. Under the current recommendations, however, the number of wards for the District would be reduced from 36 to 35. The reason for the reduction in wards is because the current LGBCE recommendations include six double member wards and 29 single member wards. These proposals are not consistent with the expectations of the Council which stated both in its original "Council Size Submission" to the LGBCE in December 2020, and the "Warding Arrangements" submission in June 2021. The Council's preference is for "single member wards".

The current LGBCE consultation, which includes the introduction of 6 double member wards, stated at paragraph 33 the following comment:

*"Unlike the previous electoral review, which we completed in 2014, the authority did not request that this be a single-member ward review. Under such a review, we are obliged to provide a uniform [sic] pattern of single-councillor wards unless such a pattern does not meet our statutory criteria. While both schemes we received during the current review were for 41 single-councillor wards, we have created multi-member wards where we considered this allowed for wards which provide a better balance of our statutory criteria."*

The inclusion of this statement within the consultation document is inconsistent with the view of this Council that had been reflected within the original submission document on Council size and approved by Council in December 2020.

The Council's position in relation to its preference for "single member wards" was restated on 17 June 2021, when the Council submitted the "Stratford-on-Avon District Council – Proposed Warding Patterns". This submission again was based upon 41 "single member wards", and included the specific phrase **"Arrange the new wards as "single" member wards to mirror the current arrangement"**.

## 2.0 Single Member Wards

There are three criteria that the LGBCE takes into account when assessing and developing recommendations for future ward arrangements. These criteria are:

- *The new pattern of wards should mean that each Councillor represents roughly the same number of voters as elected members elsewhere in the authority.*
- *Ward patterns should – as far as possible – reflect community interests and identities and boundaries should be identifiable.*
- *The electoral arrangements should promote effective and convenient local government and reflect the electoral cycle of the council.*

The reason that the Council supported the introduction of "single member wards" when the existing electoral arrangements were implemented in 2015, and why the Council has been expressing a preference for "single member wards" in the existing review, relates to the third of these criteria. Council has been clear in its preference for this approach on the grounds of "accountability". Under "single member wards" the electorate is clear as to the

Councillor who has been elected to represent their views on Council. This is the same approach which is used for Members of Parliament.

In areas where there are multi-member wards, there is a dilution of this accountability. Multi-member wards are also traditionally used in areas where there are elections by thirds. This would normally (but not always) result in wards of two or three councillors and mean that there would be elections in each ward every year that elections are held by the Council. For two member wards there would be a fallow election year. Stratford-on-Avon District Council moved away from the approach of "elections by thirds" in 2015, at the same time as the reduction from 53 to 36 councillors and when the principle of "single member wards" was approved.

### **3.0 Council Meeting 18<sup>th</sup> October 2021**

Consideration was given to the Council's response to the LGBCE's proposals for the new electoral warding arrangements for the District.

After debate the following resolutions were passed at the Council meeting:

**RESOLVED:**

- 1) *That the Council formally recorded its position that the current electoral review for the wards of Stratford-on-Avon District Council, be based on the principle of 'single member wards'; and*
- 2) *That the Council's position in relation to 'single member wards' be reported immediately to the Local Government Boundary Commission for England, along with a formal request that the current consultation exercise be withdrawn. (Appendix 1 – Letter to Boundary Commission 18.10.21)*

The Chairman of the Audit & Standards Committee then addressed the meeting drawing Members' attention to the two recommendations to Council, proposed by the Electoral Review Working Group, as detailed in the Minutes from the Audit & Standards Committee meeting earlier that day.

Following a request that was proposed and seconded, a recorded vote was taken, resulting as follows:

For the proposals - 27 votes

(namely, the Chairman, Councillors Adam, Alcock, Barker, Cargill, Crump, Curtis, Dixon, Feilding, Fleming, Fojtik, Forman, I Fradgley, J Fradgley, Harvey, Juned, Kettle, Mills, Parry, Pemberton, Perteghella, Richards, Riley, Rock, Rolfe, Shenton and Whalley-Hoggins)

Following which, it was unanimously

**RESOLVED:**

- 3) That the Council strongly objected to the Local Government Boundary Commission for England's current recommendations and formally recorded its position that the review should have been based on 'single member wards'; and
- 4) That, notwithstanding the objection, the revised recommendations for 41 single member wards, appended to these Minutes, be considered as the Council's additional response to the Local Government Boundary Commission for England's consultation.

The detailed minutes are available via this link

<https://democracy.stratford.gov.uk/ieListDocuments.aspx?CIId=140&MIId=5927&Ver=4>

## 4.0 Proposed Single Member Ward Boundaries – Response to LGBCE proposals

### LGBCE Proposals for Warding in Stratford District

Ward Name	Number of councillors	Current electorate	Forecast Electorate
Alcester East	1	2569	2653
Alcester West	1	2424	2774
Bidford-on-Avon	2	5094	2827
Bishop's Itchington, Fenny Compton & Napton	2	5546	3081
Brailes & Compton	1	2822	2876
Claverdon & Snitterfield	1	2892	2972
Gaydon, Kineton & Lighthorne Heath	2	4097	2884
Harbury	1	2725	2795
Henley-in-Arden	1	2643	2713
Kinwarton	1	2974	3042
Long Marston	1	1905	2595
Quinton	1	2966	3045
Salford Priors & Alcester Rural	1	2406	2551
Shipston-on-Stour	2	4617	2573
Southam East, Central & Stockton	1	2446	2531
Southam North & Long Itchington	1	2444	2568
Southam South	1	1917	2926
Southam West	1	2511	2630
Stratford Avenue	1	2491	2609
Stratford Clopton	1	2719	2774
Stratford Guildhall & Bridgetown	1	2850	2896
Stratford Orchard Hill	1	3001	2997
Stratford Shottery	1	2759	2806
Stratford Tiddington	1	2018	2664
Stratford Welcombe	1	2849	2898
Stratford West	2	4531	3073
Studley with Sambourne	2	5272	2703
Tanworth-in-Arden	1	2693	2749
Tredington	1	2711	2658
Tysoe	1	2788	2810
Welford-on-Avon	1	2525	2630
Wellesbourne East & Rural	1	2499	2824
Wellesbourne North and Rural	1	2988	3058
Wellesbourne South	1	2436	2673
Wootton Wawen	1	2719	2775

#### 4.1 Agreement with LGBCE Proposals for Following Wards

Stratford-on-Avon District Council accepts the boundaries the LGBCE propose for:

Ward Name	Number of councillors	Current electorate	Forecast Electorate
Alcester East	1	2569	2653
Alcester West	1	2424	2774
Brailes & Compton	1	2822	2876
Claverdon & Snitterfield	1	2892	2972
Henley-in-Arden	1	2643	2713
Kinwarton	1	2974	3042
Long Marston	1	1905	2595
Quinton	1	2966	3045
Salford Priors & Alcester Rural	1	2406	2551
Stratford Avenue	1	2491	2609
Stratford Clopton	1	2719	2774
Stratford Guildhall & Bridgetown	1	2850	2896
Stratford Orchard Hill	1	3001	2997
Stratford Shottery	1	2759	2806
Stratford Tiddington	1	2018	2664
Stratford Welcombe	1	2849	2898
Tanworth-in-Arden	1	2693	2749
Tredington	1	2711	2658
Tysoe	1	2788	2810
Welford-on-Avon	1	2525	2630
Wellesbourne South	1	2436	2673
Wootton Wawen	1	2719	2775

#### 4.2 Slight Variances on Three Wards Proposed by LGBCE

Stratford-on-Avon District Council accepts the boundaries the LGBCE propose, but with slight variances for:

Name	Number of councillors	Current electorate	Forecast Electorate SDC Proposal	Variance in Electorate for SDC	Proposal Forecast Electorate LGBCE Proposal
Harbury	1	2725	2560	-235	2795
Now polling districts FT, FU, FV & GO Ladbroke to be moved into <b>Bishops Itchington ward</b>					
Wellesbourne East and Rural	1	2499	2589	-235	2824
Now polling districts HP, JF (part) JG (part), & JH Combrook and Compton Verney to be moved into <b>Kineton ward</b>					
Wellesbourne North and Rural	1	2988	2581	-92	2673
Now polling districts HJ, HK, GZ, JF (part), JFA, HS & HR Lighthorne parish to be moved into <b>Gaydon Lighthorne ward</b>					

### 4.3 Making Proposed Two Member Wards to Single Member Wards

It is proposed that the following double member wards be split into single member wards as follows.

Ward Name	Number of councillors	Current electorate	Forecast Electorate 2027
<b>Bidford-on-Avon</b>	2	5094	5654
A new <b>Bidford West</b> Ward with an electorate of 2867 is a variance of +2% from average. A new <b>Bidford East</b> Ward with an electorate of 2786 is a variance of 0% from average.			
<b>Bishop's Itchington, Fenny Compton &amp; Napton</b>	2	5546	6162
A new <b>Dasset</b> Ward with an electorate of 2846 is a variance of +2% from average. A new <b>Stockton, Napton and Priors</b> Ward with an electorate of 2932 is a variance of +5% from average.			
<b>Gaydon, Kineton &amp; Lighthorne Heath</b>	2	4097	5768
A new <b>Gaydon Lighthorne</b> Ward with an electorate of 2796 is a variance of 0% from average. A new <b>Kineton</b> Ward with an electorate of 2727 is a variance of -3% from average.			
<b>Shipston-on-Stour</b>	2	4617	5147
A new <b>Shipston North</b> Ward with an electorate of 2585 is a variance of -8% from average. A new <b>Shipston South</b> Ward with an electorate of 2562 is a variance of -8% from average.			
<b>Stratford West</b>	2	4531	6147
A new <b>Hathaway</b> Ward with an electorate of 3011 is a variance of +8% from average. A new <b>Bishopston</b> Ward with an electorate of 3136 is a variance of +12% from average.			
<b>Studley with Sambourne</b>	2	5272	5406
A new <b>Studley North</b> Ward with an electorate of 2744 is a variance of -2% from average. A new <b>Studley South</b> Ward with an electorate of 2664 is a variance of -5% from average.			

### 4.4 Proposed Changes to the East Side of the District

Stratford-on-Avon District Council proposes four new wards in the Southam area.

Name	Number of councillors	Forecast Electorate 2027
<b>Southam North &amp; Long Itchington</b>	1	3004
<b>Southam East</b>	1	3258
<b>Southam South and West</b>	1	3151
<b>Bishops Itchington</b>	1	2804

#### 4.5 Proposed Wards Suggested by Stratford-on-Avon District Council

The following table summarises the changes suggested in 4.1 to 4.4.

<b>Ward Name</b>	<b>Forecast Electorate 2027</b>
Alcester East	2653
Alcester West	2774
Bidford East	2786
Bidford West	2867
Bishops Itchington	2804
Brailes & Compton	2876
Claverdon & Snitterfield	2972
Dasset	2846
Gaydon Lighthorne	2796
Harbury	2560
Henley-in-Arden	2713
Kineton	2727
Kinwarton	3042
Long Marston	2595
Quinton	3045
Salford Priors & Alcester Rural	2551
Shipston North	2585
Shipston South	2562
Southam East	3258
Southam North and Long Itchington	3004
Southam South and West	3151
Stockton, Napton and Priors	2932
Stratford Avenue	2609
Stratford Bishopton	3136
Stratford Clopton	2774
Stratford Guildhall & Bridgetown	2896
Stratford Hathaway	3011
Stratford Orchard Hill	2997
Stratford Shotton	2806
Stratford Tiddington	2664
Stratford Welcombe	2898
Studley North	2744
Studley South	2664
Tanworth-in-Arden	2749
Tredington	2658
Tysoe	2810
Welford-on-Avon	2630
Wellesbourne East and Rural	2589
Wellesbourne North and Rural	2581
Wellesbourne South	2673
Wootton Wawen	2775

**Total forecast electorate average for the above per ward = 2799**



## 5.0 More Detail on our Proposals

### 5.1 Splitting the Proposed Two-Member Wards

#### **Bidford-on-Avon**

The three polling districts used in the Draft Proposals to create a two member ward for Bidford are DS, DSA and DT.

Electorate projections for 2027 are:

Polling District DS (Bidford East) = 3600

Polling District DSA (Bidford West) = 1612

Polling District DT (Broom) = 441

**A new Bidford West Ward.** DSA and DT are already in the same District Ward. Keeping them together and adding part of DS gives an electorate of 2867.

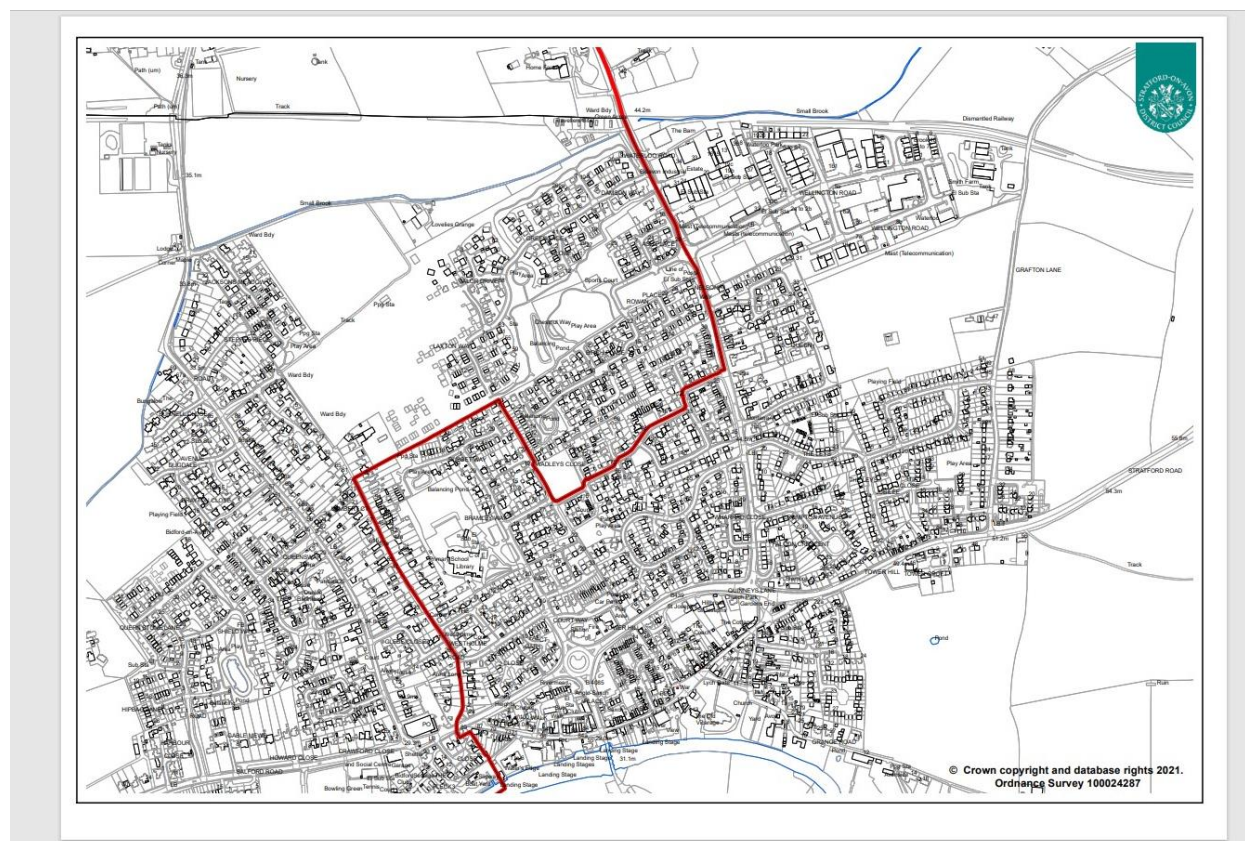
**A new Bidford East Ward.** The part of DS above to include all projected new build of Damson Way development (340 voters), Ash Place, Birch Place, Chestnut Way, Elm Place, Nelson Way, Oak Place, Rowan Place, St Laurence Way evens (part), The Poplars, Wadley Close, Waterloo Road (part) and Westholme Road (part). The residue of voters is 2786.

A new Bidford West Ward with an electorate of 2867 is a variance of 2% from average.

A new Bidford East Ward with an electorate of 2786 is a variance of 0% from average.

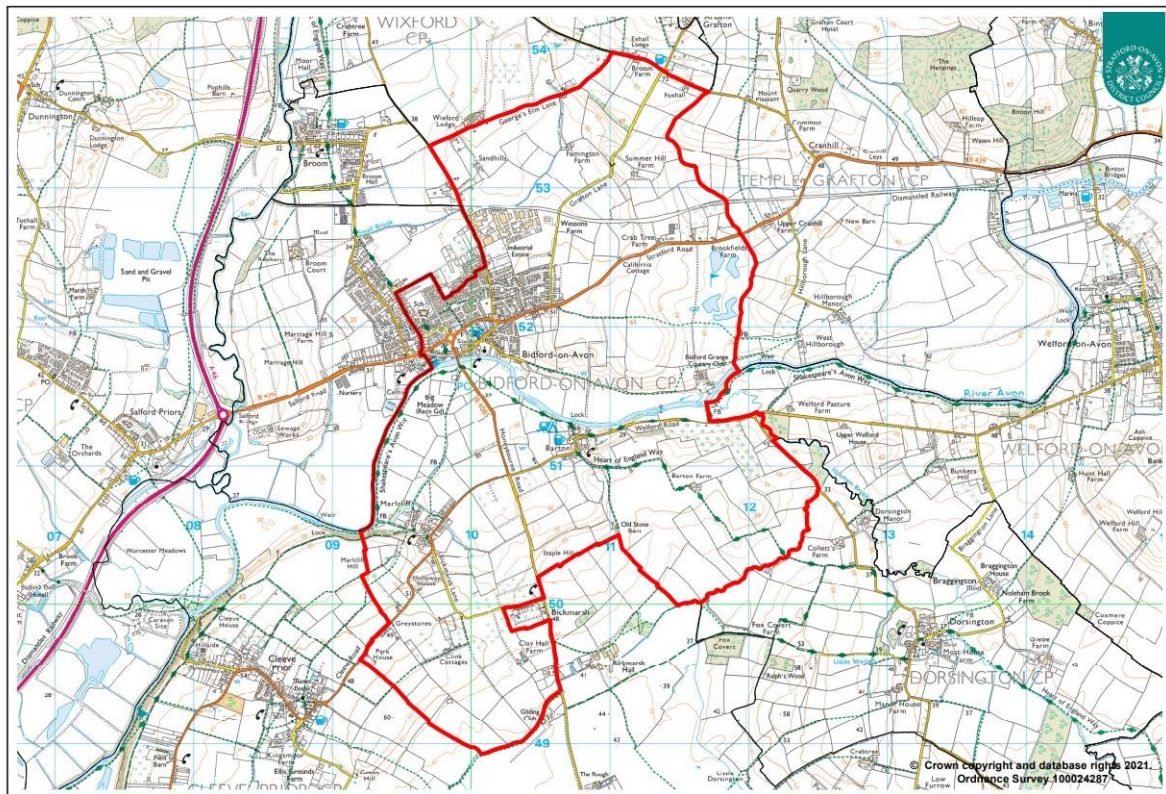
It is seen that the above seeks to minimise disruption to current boundary arrangements.

#### **Map shows the spilt of the wards through the village centre**

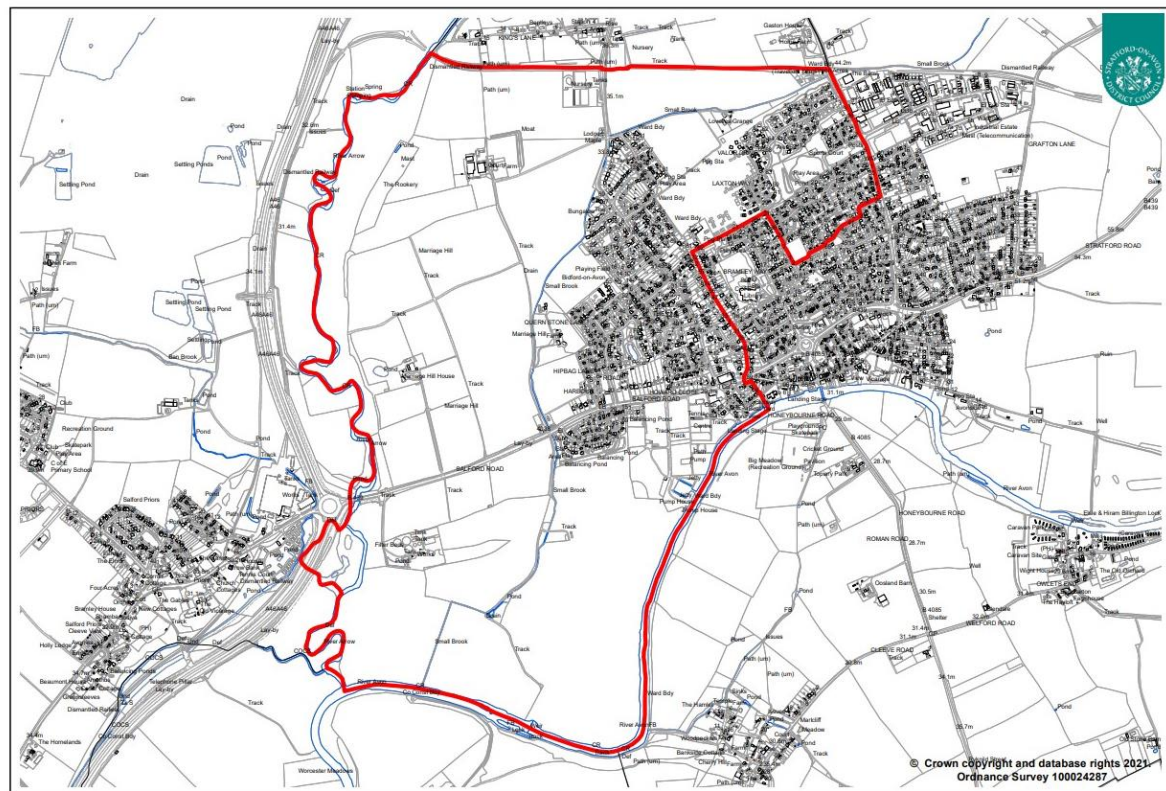




## Polling District DS



## Polling District DSA



## **Studley**

The four polling districts used in the Draft Proposals to create a two member ward for Studley are EB, EBA, EE and EEA.

Electorate projections for 2027 are:

Polling District EB (Sambourne parish, South ward) = 411

Polling District EBA (Sambourne parish, North ward) = 233

Polling District EE (Studley parish, North ward) = 2102

Polling District EEA (Studley parish, South ward) = 2662

**A new Studley North Ward.** EBA and EE are already in the same District Ward. Keeping them and adding part of EEA gives an electorate of 2744.

**A new Studley South Ward.** The part of EEA above to include Alcester Road (part), Atcheson Close, Charlton Place, Church Street, Crooks Lane (part), Manse Gardens, New Road (part) Summer Mews, Toms Town Lane (part) and Westmead Avenue. Residue of voters is 2664.

A new Studley North Ward with an electorate of 2744 is a variance of -2% from average.

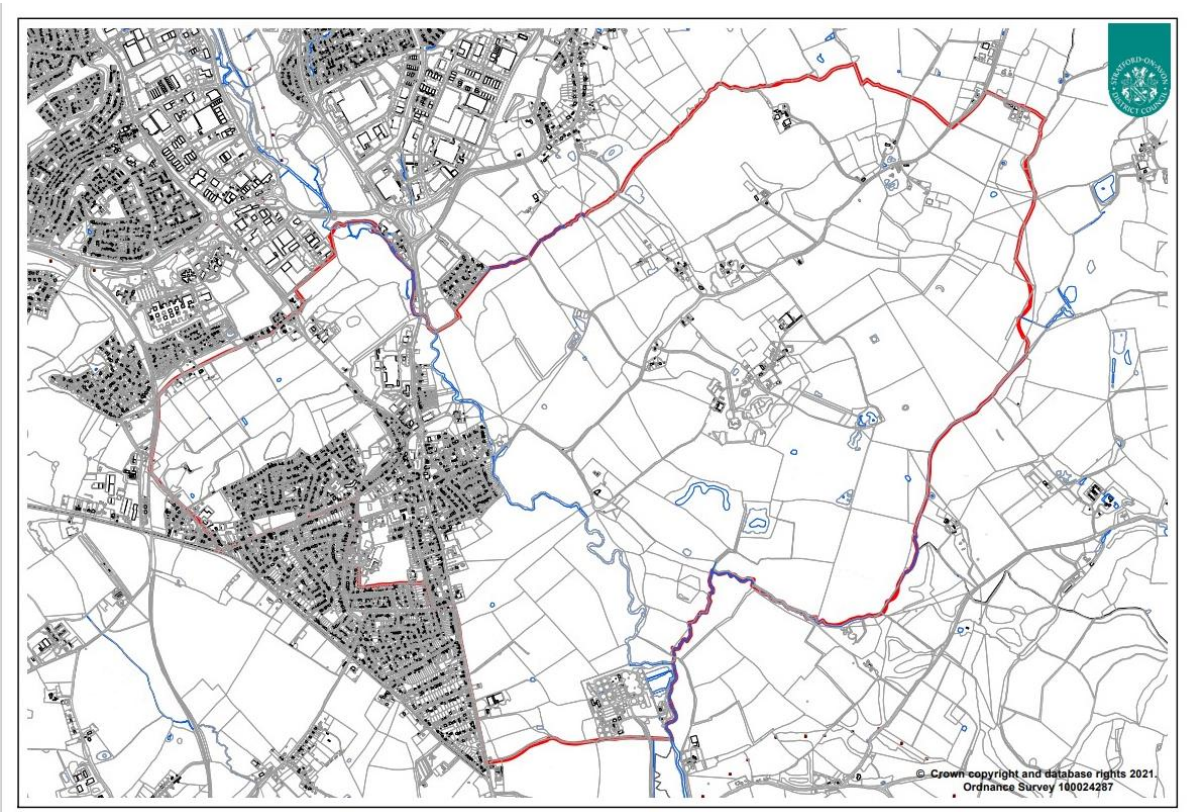
A new Studley South Ward with an electorate of 2664 is a variance of -5% from average.

It is seen that the above seeks to minimise disruption to current boundary arrangements.

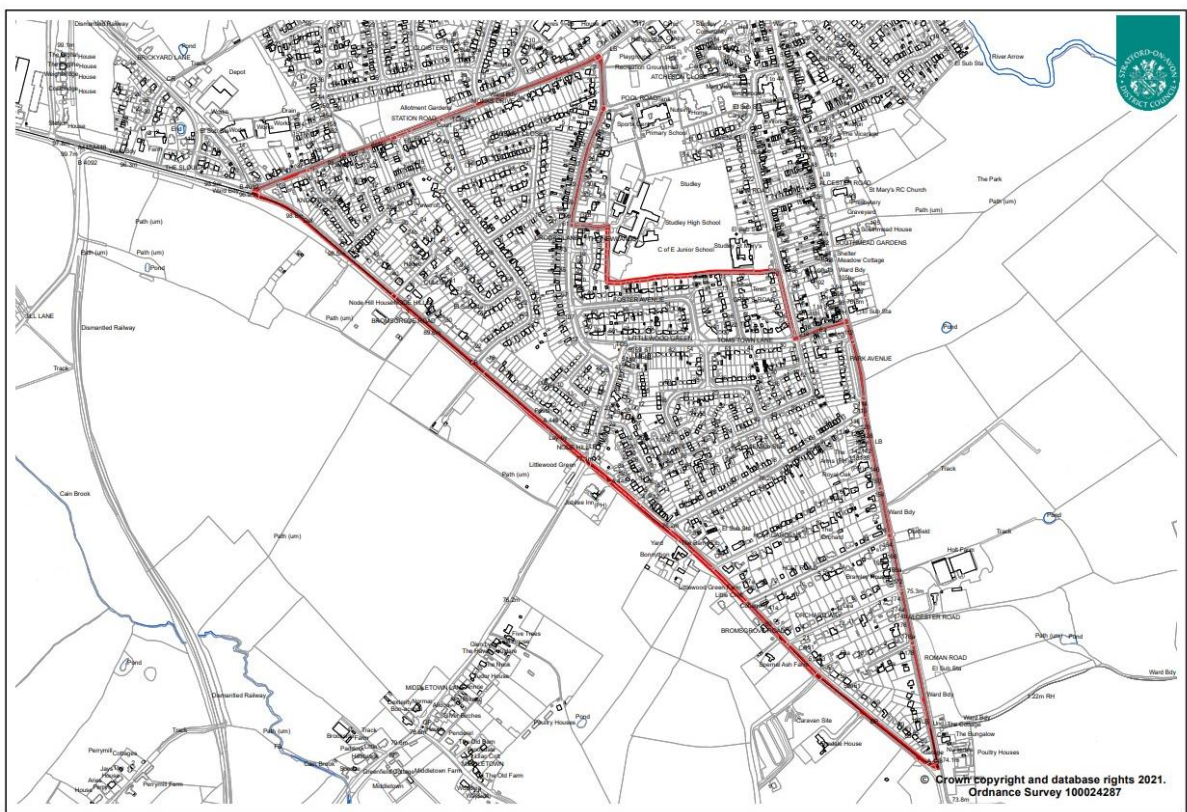
The two wards (North and South) of Sambourne parish have been in different District wards since 2015. They are separated by the main A448 trunk road (The Slough). The current Boundary Commission Draft Proposal seeks to keep the parish whole in a two member District ward with representation that the parish should not continue to be split over two District wards. The current arrangement, however, is understood to have worked well since 2015. The part of Sambourne parish (North ward) is largely very new development and has more in character with the parish of Studley than it does with the more rural Sambourne parish (South ward).



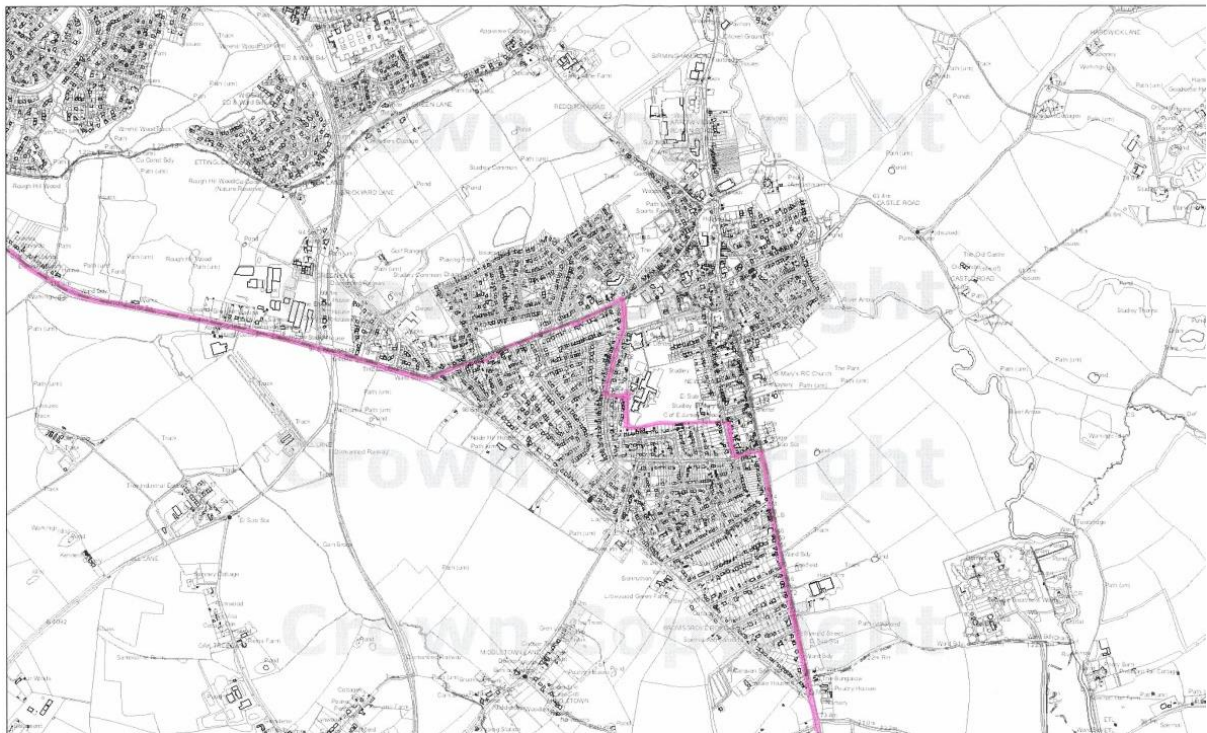
**Polling District EE**



**Polling District EEA**



**Map shows the spilt of the wards through the village centre**





## **Shipston-on-Stour**

The five polling districts used in the Draft Proposals to create a two member ward for Shipston are EK, EL, EM, FD and FDA.

Electorate projections for 2027 are:

Polling District EK (parish of Barcheston and Willington) = 120

Polling District EL (parish of Burmington) = 118

Polling District EM (parish of Tidmington) = 25

Polling District FD (Town of Shipston-on-Stour, South ward) = 3043

Polling District FDA (Town of Shipston-on-Stour, North ward) = 1841

**A new Shipston North Ward.** Keeping together FDA and EK (parish of Barcheston and Willington) plus part of FD gives an electorate of 2585. The part of FD above to include Berry Avenue, Berry Close, Campden Road (part), Farm Close, Hay Meadow, Horsefair, New Road, Old Road (part), Pittway Avenue, Queens Avenue, Queens Close, Sadlers Avenue, Sadlers Close, The Tannery, Warwick Place and Worcester Place.

**A new Shipston South Ward.** Residue of voters (which includes EL and EM. The parishes of Burmington and Tidmington) is 2562.

Two wards almost equal in terms of electorate:

A new Shipston North ward with an electorate of 2585 is a variance of -8% from average.

A new Shipston South ward with an electorate of 2562 is a variance of -8% from average.

It is seen that the above seeks to minimise disruption to current boundary arrangements.

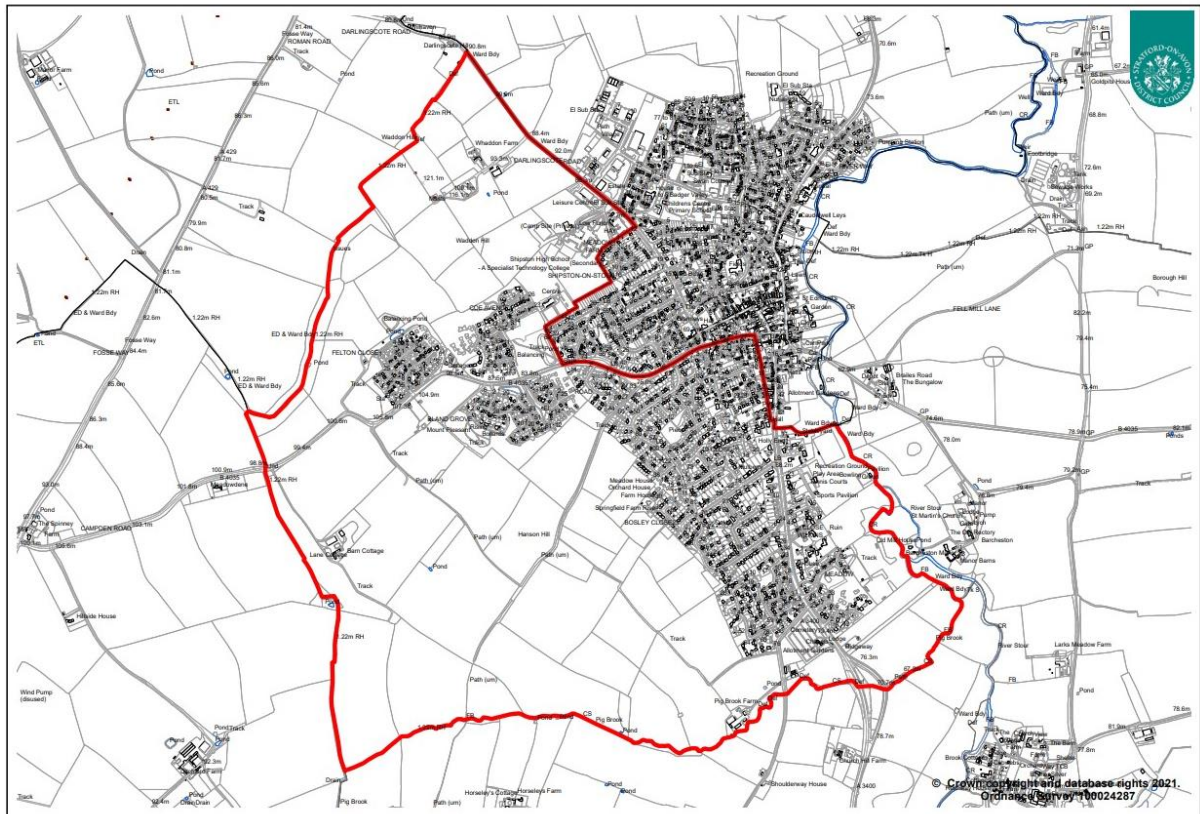
The parish of Barcheston and Willington is currently in the Ettington District ward. This means the parish is a good distance from Ettington village itself and residents of the parish's two constituent small villages will likely perceive they have more in common with the Shipston area than that of Ettington village or its rural surrounds. Boundary Commission Draft Proposals aim to address this apparent anomaly as does this subsequent proposal.

The parishes of Burmington and Tidmington to the south of the town are already in Shipston South District ward and it would seem logical to retain the association for both parishes with the south side of Shipston-on-Stour.

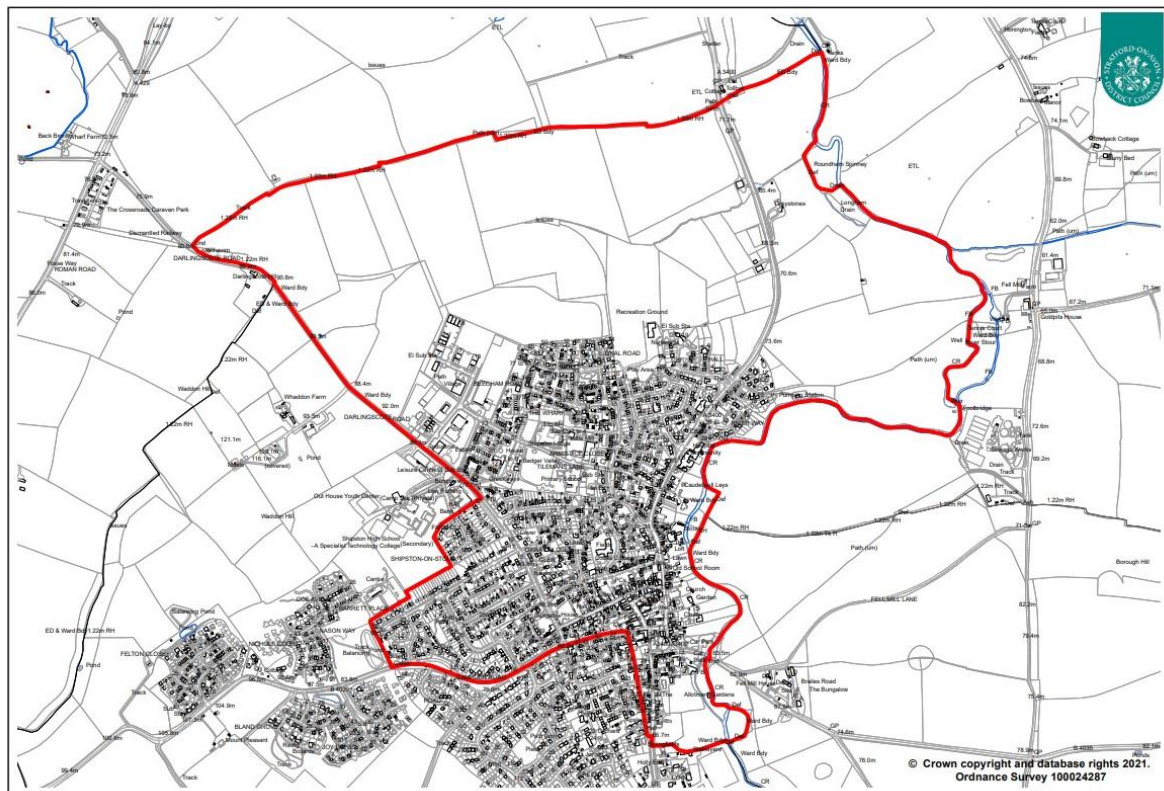
A significant realignment of the current ward boundary in the town was necessary due to the emergence of a lot of new development off the Campden Road. The chosen realignment not only keeps all the new development together in one new ward but the area which is in effect moved from South ward to North ward (see above details) is a well-established housing estate which will likely have more in character with most other parts of Shipston North ward than it does currently with most of the Shipston South ward.

A small realignment is suggested in the New Street/Old Road area which hopefully helps with some of the confusion that arises for voters due to the location of the Scout Hall polling station. It would have been desirable for a whole town north/south ward divide to follow a near perfect west to east course along Campden Road, West Street, Mill Street, B4035 (Brailes Road), but this was not possible due to the need for a balance in electoral numbers.

## Polling District FD



## Polling District FDA





## Map shows the spilt of the wards through the town centre



## **Stratford West**

The three polling districts used in the Draft Proposals to create a two member ward for Stratford West are DHA, DJ and DJA.

Electorate projections for 2027 are:

Polling District DHA (Stratford Hathaway part) = 1964  
Transferred to a proposed Clopton ward (Stratford High School area) = 312  
Net = 1652 (to include 675 voters from new build)

Polling District DJ (Stratford Hathaway part) = 1085

Polling District DJA (Stratford Bishopton) = 3410  
(To include 850 voters from new build)  
In DJA is the Packhorse Road Estate, Number of voters = 274

**A new Hathaway ward.** DHA (1652) + DJ (1085) + Packhorse Road Estate from DJA (274) = 3011.

**A new Bishopton ward.** Residue of voters is 3136.

A new Hathaway ward with an electorate of 3011 is a variance of 8% from average. \*  
A new Bishopton ward with an electorate of 3136 is a variance of 12% from average. \*

It is seen that the above seeks to minimise disruption to current boundary arrangements.

It is little more than just moving the Packhorse Road estate from one side of the Alcester Road to the other. It keeps together all of the development previously in Bishopton ward (minus Packhorse Road estate), all of the development east of Shottery Brook (Masons Road/Lodge Road area) and all of the development to the south of Alcester Road (the Shottery side).

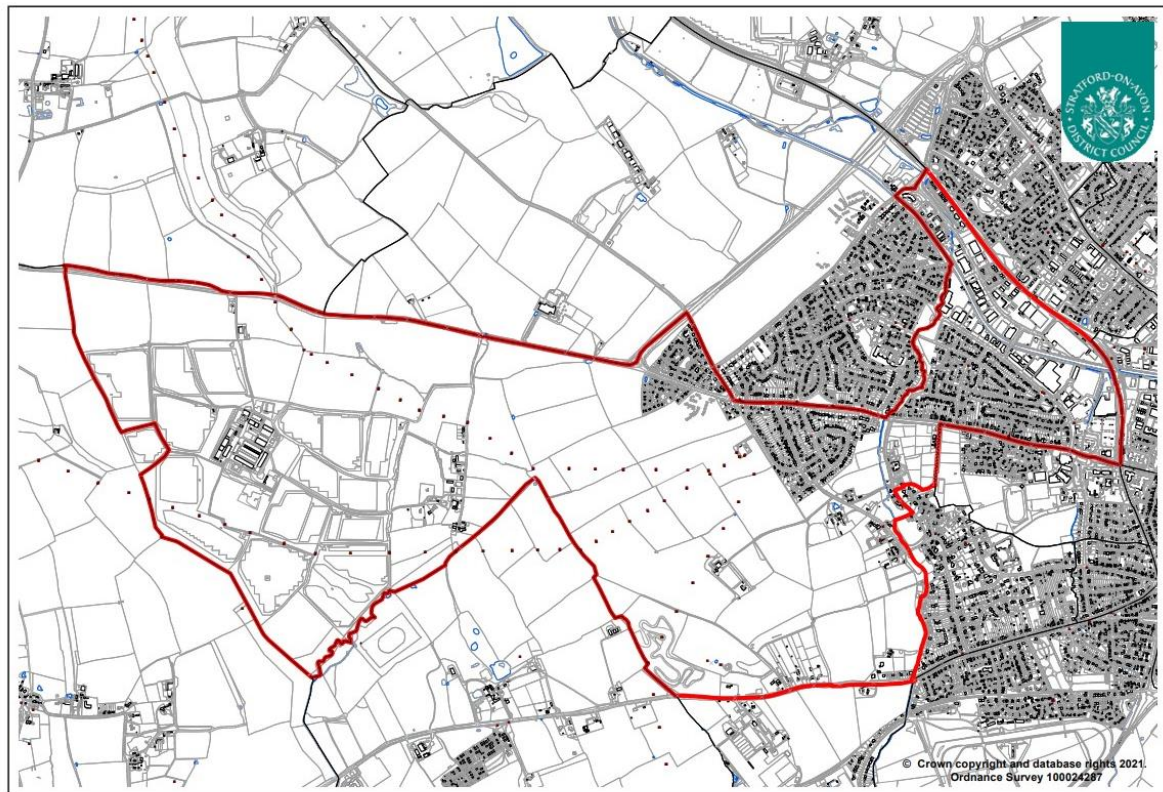
For the Packhorse Road estate it is all new build during the past 20 years and clearly separated by main roads from other more mature developments. Residents there are unlikely to have any stronger community ties with the long established Bishopton ward area than it already does with the equally long established West Green Drive area on the other side of the Alcester Road for where it is proposed to be in the new Hathaway ward.

A small portion of land in the Church Lane area off Alcester Road to be transferred from the Draft Proposal for Clopton ward. There are very few voters involved and moving the parcel of land provides for a clear physical connection with the Masons Road/Lodge Road area (DJ) which it currently already has.

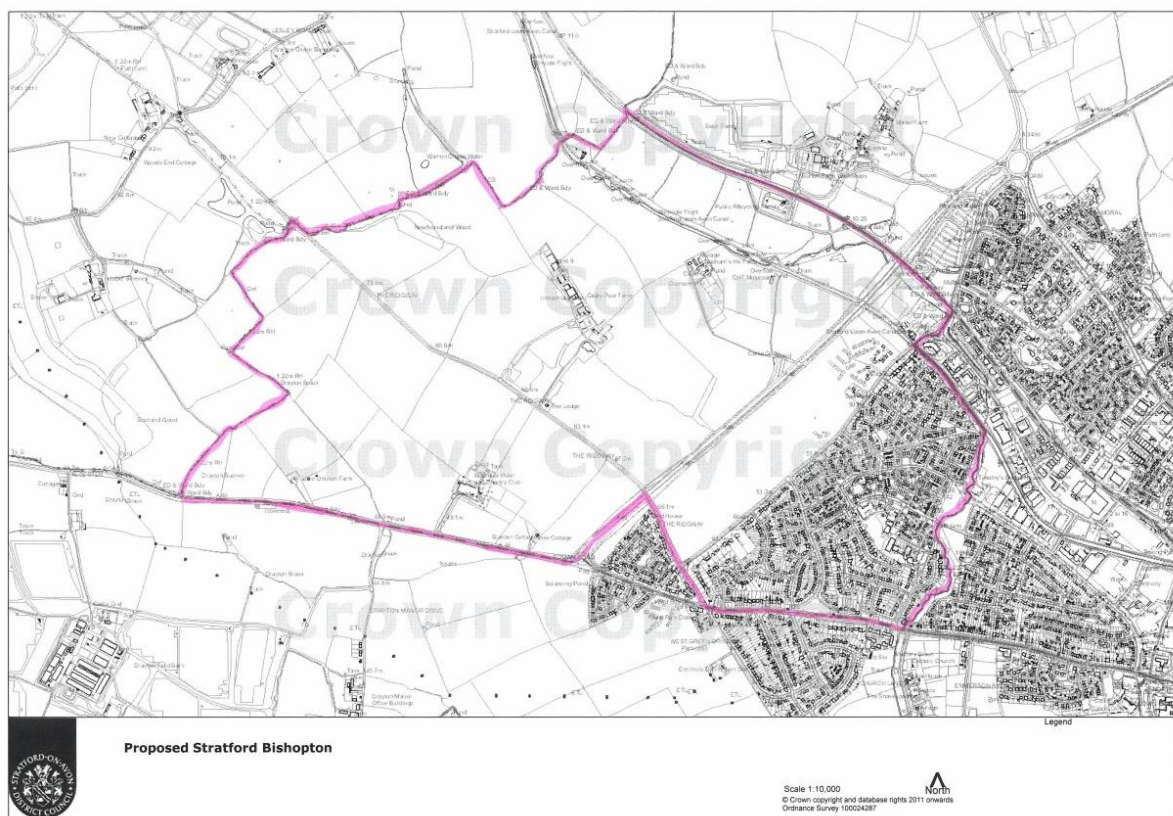
\* With the 6147 voters estimated for Stratford West for year 2027 and for two councillors an average 10% variance was unavoidable. The 12% for a new Bishopton ward could be mitigated at the expense of a new Hathaway ward and will likely involve further boundary modification resulting in unusual boundaries which disregard features such as main roads and brooks which are currently and further proposed to be used.



## Proposed new Hathaway ward



## Proposed new Bishopton ward



## **5.2 East Side of the District**

The Council's working group acknowledged that the projected numbers of electors in the Southam area would exceed the optimum, and that the alternative presented does not conform to historic parish boundaries around Southam. However the response does recognise more recent and ongoing housing developments.

The Council believes that town areas can assimilate numbers beyond the optimum more readily than rural multi-parish areas. The Council noted the BCE proposal to add the Merestone area to Long Itchington and Southam North (para 101) and our response is a development and extension of that by moving that boundary further south.

Stratford District Council propose four new wards in the Southam area

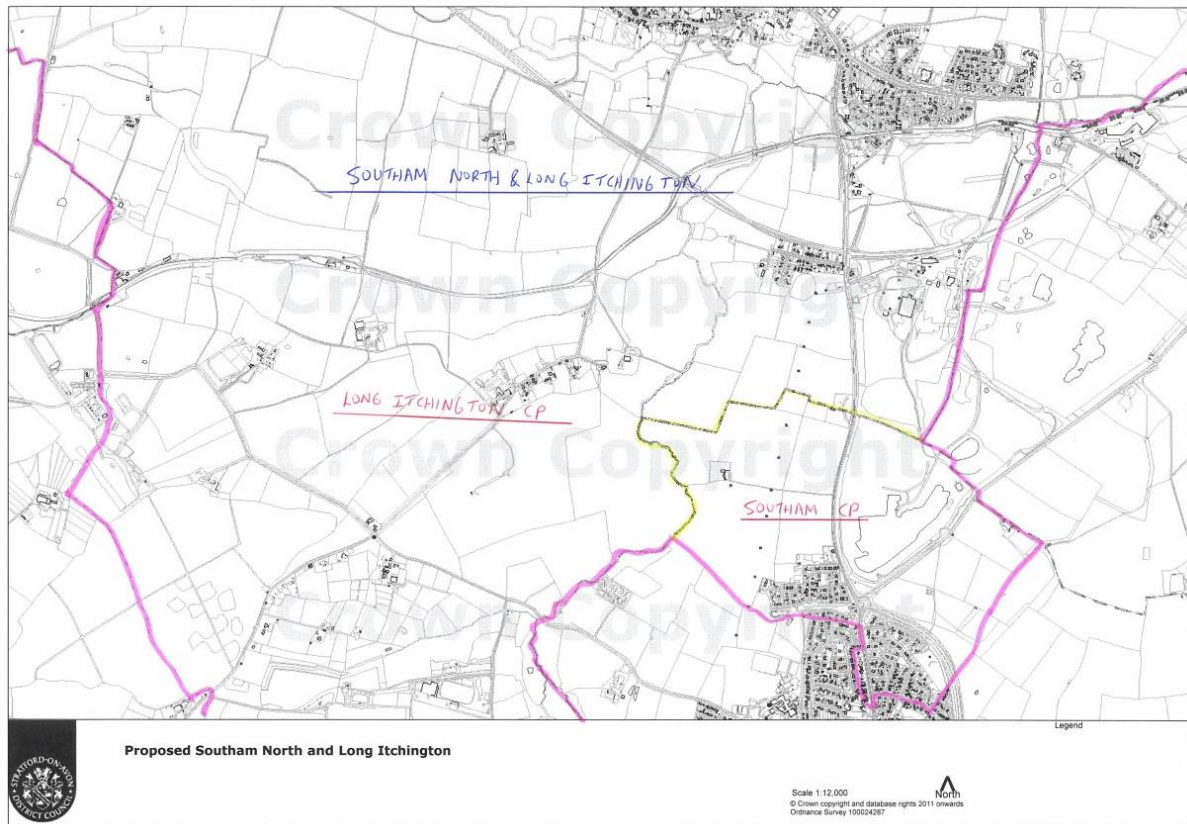
### ***Southam – four new wards***

- ***Southam North & Long Itchington***
- ***Southam East***
- ***Southam South & West***
- ***Bishops Itchington***

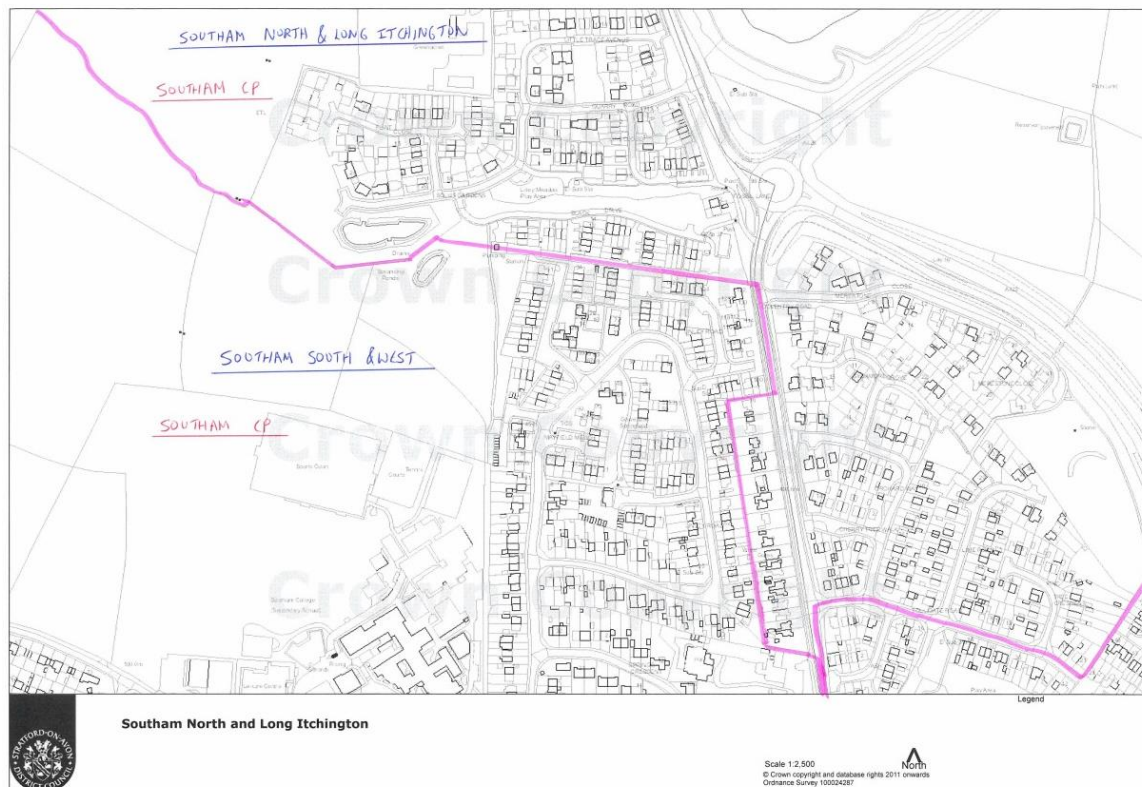


## **Southam North & Long Itchington**

Same ward name as before - polling districts GC, GCA, GMB (part) & GMC (part) = 3004

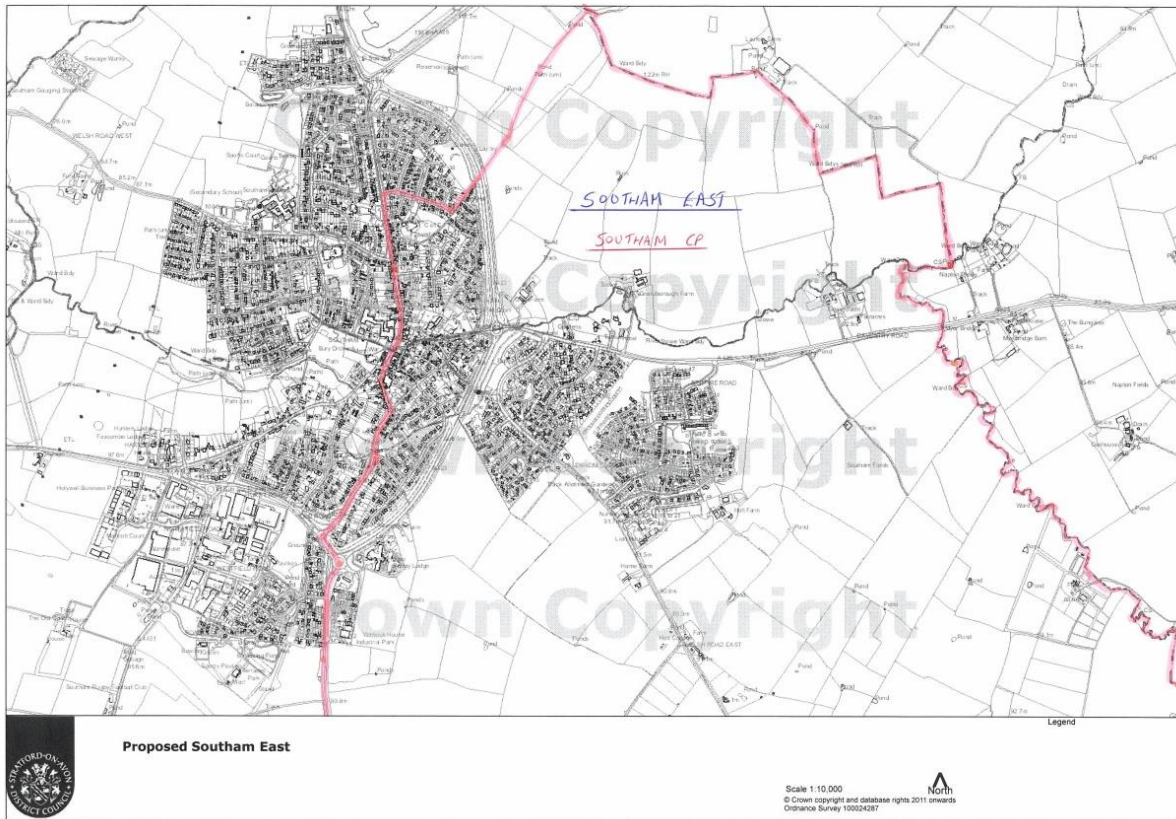


**Map shows the spilt of the wards through the town centre**



## **Southam East**

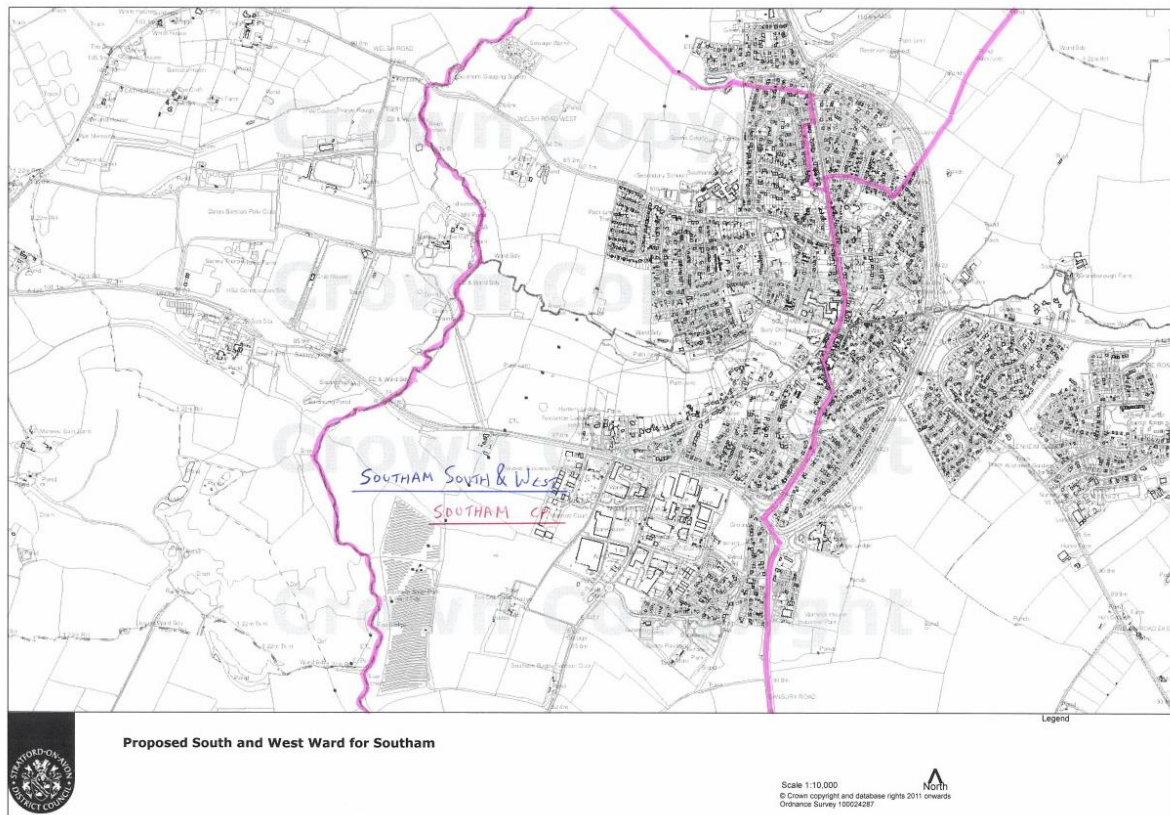
New ward name - polling districts GMA (part), GMC (part) & GMD = 3258





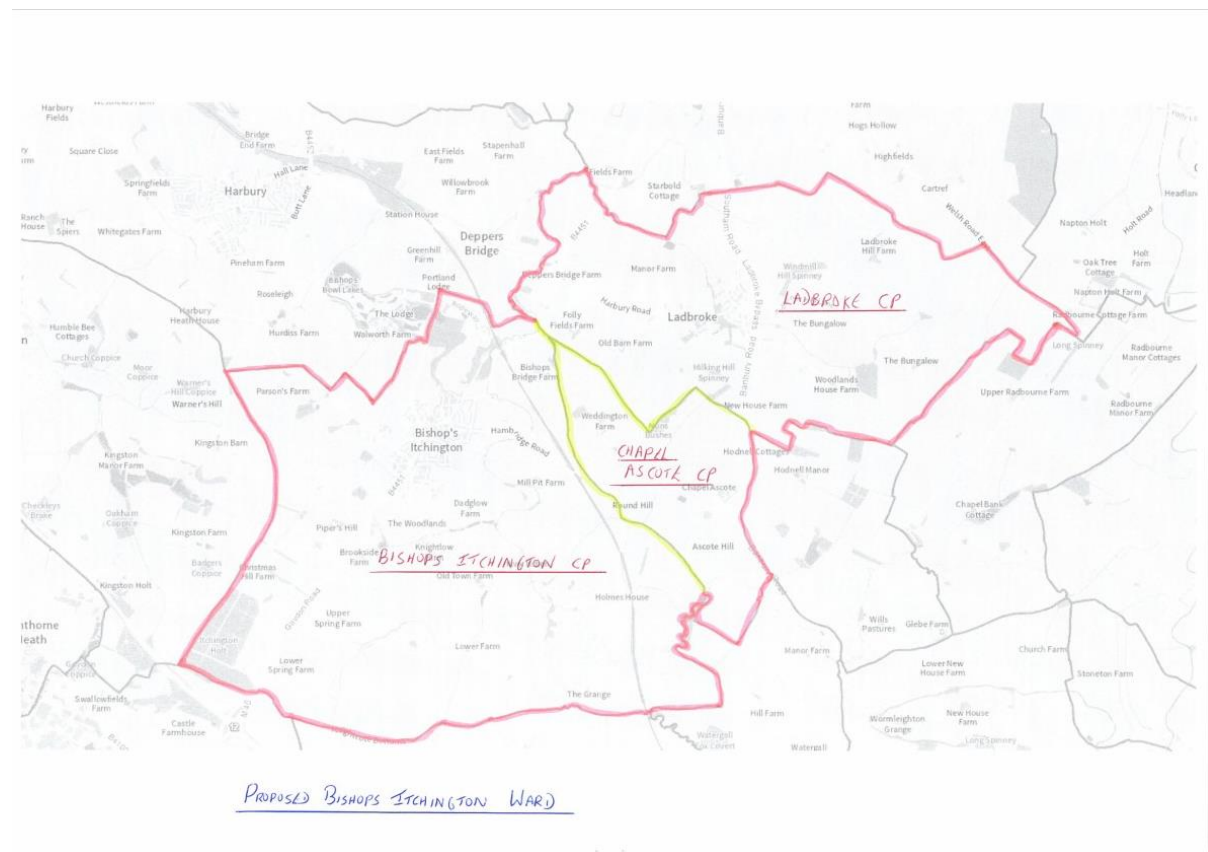
## **Southam South and West**

New ward name - Now polling districts GMA (whole) & GMB (part) =3151



## **Bishops Itchington**

New ward name - Now polling districts FM, FW & FY = 2804. Including Ladbroke and Chapel Ascote.



**A further four new rural wards to replace**

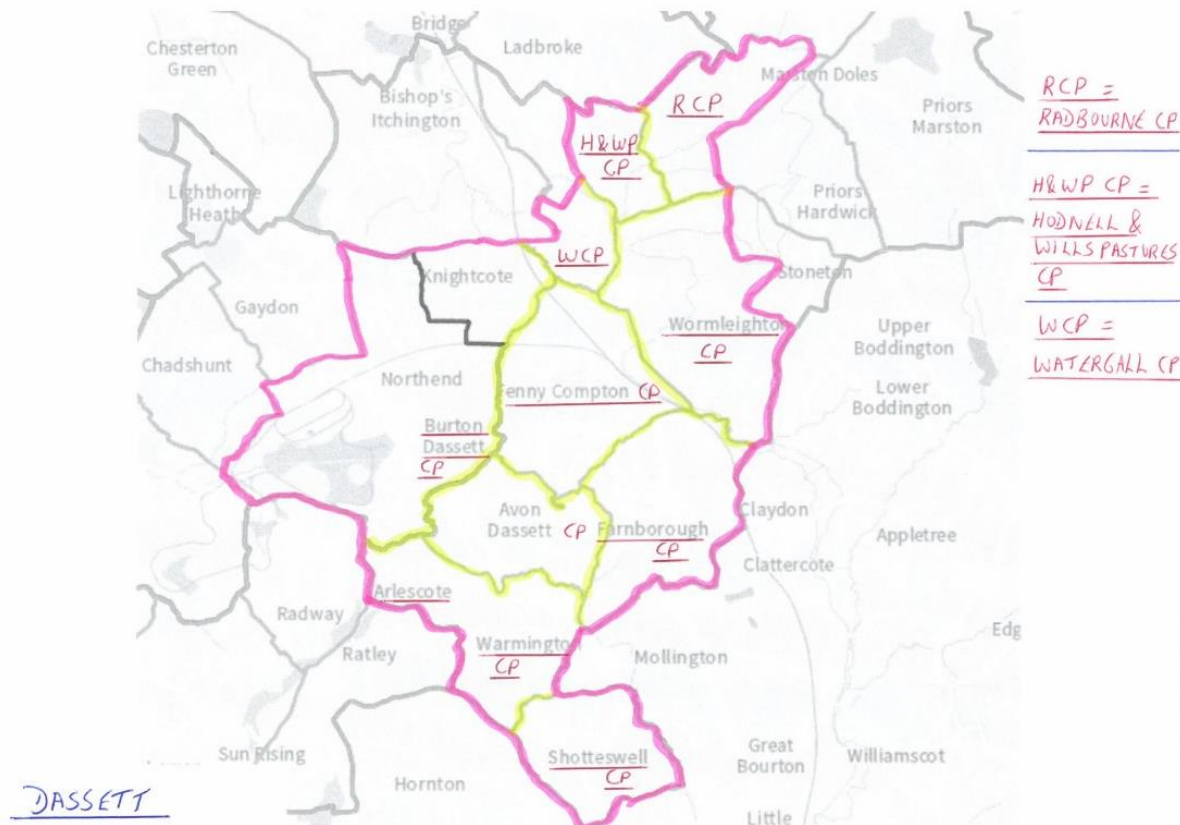
**(1) Gaydon, Kington & Lighthorne**

**2) Bishop's Itchington, Fenny Compton & Napton:**

**Dasett**

To include Shotteswell, Warmington, Farnborough, Avon Dassett, Burton Dassett, Fenny Compton, Wormleighton, Radbourne, Hodnell and Wills Pastures and Watergall parishes.

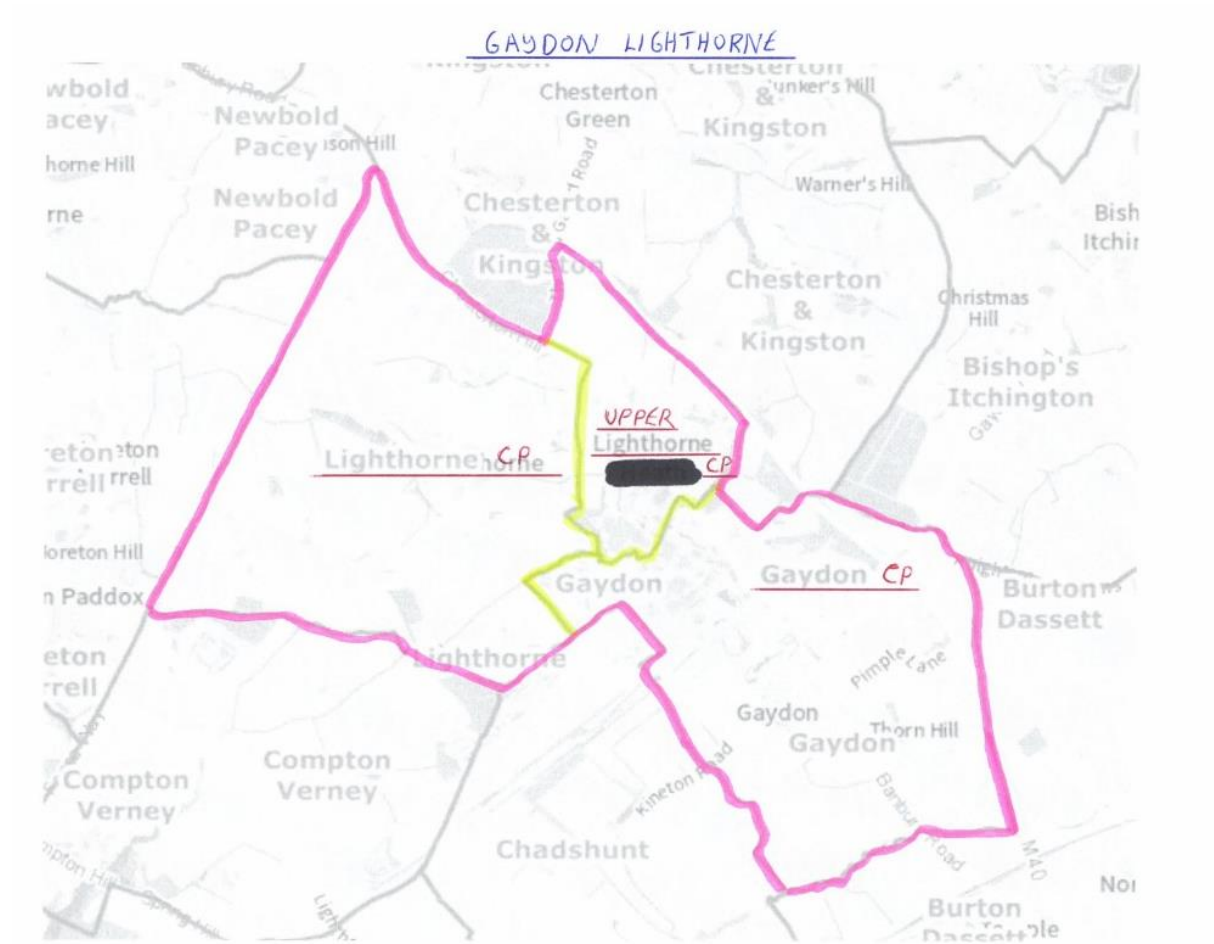
Now polling districts FL, FN, FNA, FO, FP, FQ, FX, FZ, GP, GR, GT & GL. Total = 2846



## **Gaydon Lighthorne**

To include Gaydon, Lighthorne and Upper Lighthorne parishes.

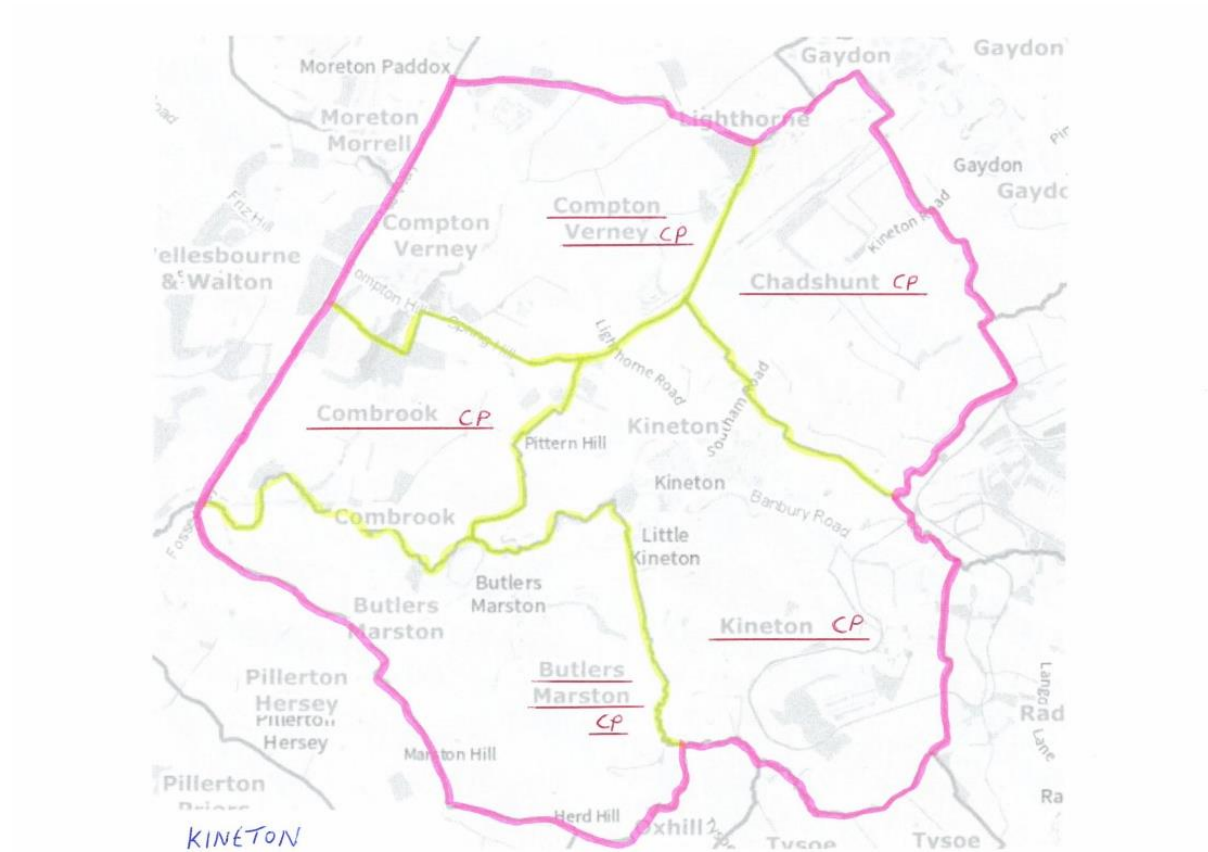
Now polling districts GB, GBA & FS. Total = 2796



## **Kineton**

To include Kineton, Butlers Marston, Combrook, Compton Verney and Chadshunt parishes.

Now polling districts HF, HG, HM, FR & EN. Total = 2727

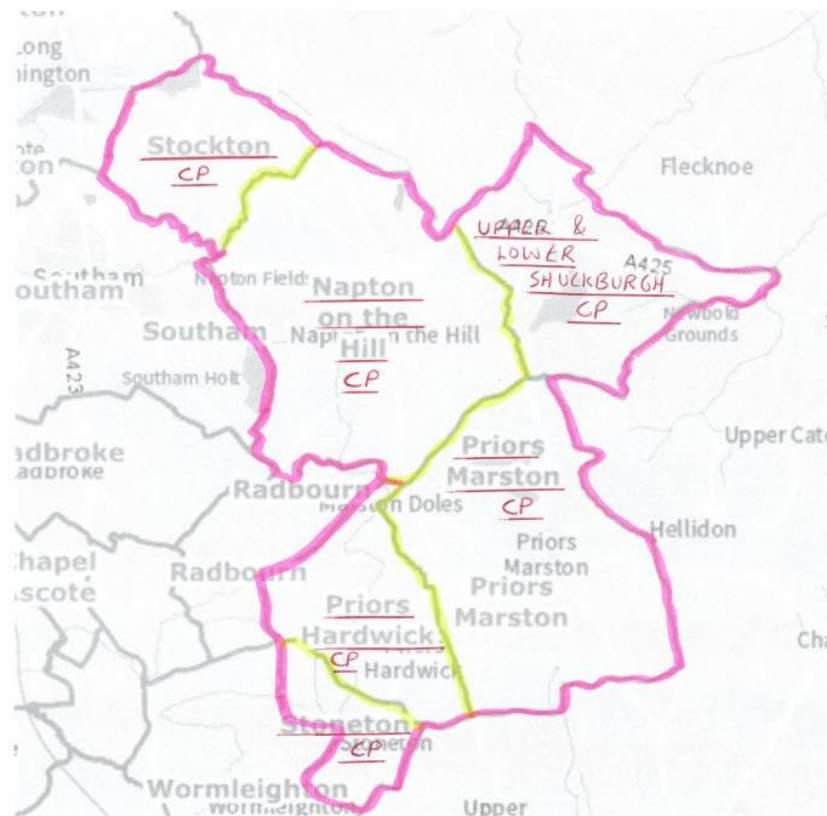




### Stockton, Napton and Priors

To include Stockton, Napton-on-the-Hill, Stoneton, Priors Marston, Priors Hardwick and Upper and Lower Shuckburgh parishes.

Now polling districts GD, GE, GN, GG, GH & GQ. Total = 2932



STOCKTON,  
NAPTON AND  
PRIORS



## Appendix 1 - Letter to Boundary Commission on 18.10.21 Following the Council Meeting

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**Web:** [www.stratford.gov.uk](http://www.stratford.gov.uk)  
**My ref:** DB/LS  
**Your ref:**  
**Date:** 18 October 2021



Jolyon Jackson CBE  
Chief Executive  
Local Government Boundary Commission for  
England  
1<sup>st</sup> Floor, Windsor House  
50 Victoria Street  
London  
SW1H 0TL

**David Buckland**  
**Chief Executive**

By email - [jolyon.jackson@lgbce.org.uk](mailto:jolyon.jackson@lgbce.org.uk)

Dear Jolyon

### **New Electoral arrangements for Stratford-on-Avon District Council**

Further to my letter dated 4 October 2021, and your response of 11 October 2021, in relation to the current consultation exercise for Stratford-on-Avon District Council.

I can now report that at the meeting of full Council which was held earlier today Council unanimously supported the following resolutions:

- (1) That the Council formally records its position that the current electoral review for the wards of Stratford-on-Avon District Council, should be based on the principle of "single member wards"; and***
- (2) Subject to the agreement of recommendation (1), Council agrees that the Council's position in relation to "single member wards" should be reported immediately to the Local Government Boundary Commission for England, along with a formal request that the current consultation exercise be withdrawn.***

I am therefore formally requesting that due to the current misunderstanding in relation to the Council's position in regard to the wish that "single member wards", should be used as the basis of the future warding arrangements that the current consultation exercise be withdrawn.

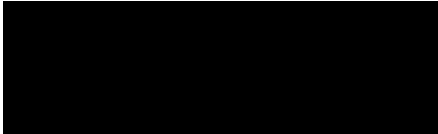
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telephone 01789 267575  
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DX700737 STRATFORD-ON-AVON 2

I do not believe that it is in the interest of either the LGBCE or the Council to have electoral arrangements imposed which do not meet the fundamental basis that we wished to be used in our review. I would therefore implore the commission to follow the wishes of Council and to re-consult on recommendations that meet the wishes of Council.

I trust that this letter is sufficient for your purposes, however, if you have any queries in relation to this letter then please do not hesitate to contact me.

Yours sincerely

A large black rectangular box redacting the signature of David Buckland.

David Buckland MAAT CPFA  
Chief Executive