

STATUTORY DECLARATION OF CLIFFORD ARTHUR TIBBLE

REFERRING TO EXHIBITS CAT1 – CAT3

IN THE MATTER OF

UNIT 4, FALL BANK INDUSTRIAL ESTATE, DODWORTH, BARNSELY S75 3LS

STATUTORY DECLARATION OF CLIFFORD ARTHUR TIBBLE

I, Clifford Arthur Tibble, of [REDACTED] do solemnly and sincerely declare that:

1. I am a director of KDA Wholesales Ltd, a limited company incorporated in December 2004 with company registration number 05307133.
2. I have lived in Barnsley for the majority of my life and I have worked in retail for over 24 years, having previously been employed in coal mining. I started out with a market stall selling £1 products (the majority of products were D.I.Y. tools) on the 1st May 1999, and worked very hard to gradually grow my business into the business which operates at Unit 4, Fall Bank Industrial Estate, today.
3. After I began trading from a market stall, I started using lock-up premises in 'Old Town' in Barnsley for storage of goods before taking commercial premises rented to me by David Allen on the Maple Estate at the top of Stocks Lane in Barnsley for approximately 3 years from around 2000 to 2003, where I used the business premises for my storage of stock for the markets I operated and to sell stock to other market traders. I used the trading name of K.D.A. Wholesale.
4. Following that, as my business grew from strength to strength, I moved to Unit 7 at Fall Bank Industrial Estate in July 2003. I then moved into Unit 8 at Fall Bank Industrial Estate in 2004 and knocked into Unit 9 approximately one year later. During that time, I established the company KDA Wholesales Ltd. I traded from Units 8-9 until 18th February 2013, then moving to Unit 4 on 19th February 2013, where I began trading straight away and where the business remains today.
5. I was very pleased when Unit 4 became available as I had considered it suitable for my expansion plans for some time, but unfortunately for a significant time it had been earmarked for a nickel recycling factory, which was a proposal which had proved very unpopular with local residents in Dodworth, and I think the planning application was eventually withdrawn around May 2012.
6. I worked hard to locate the landowners and to negotiate an agreement for the purchase of Unit 4. KDA applied for planning permission in July 2012. Planning permission was granted on 26 September 2012 for "*Change of use from B1, B2, B8 factory unit to Trade Warehouse (Sui Generis)*". KDA then acquired the property in November 2012.

7. We currently employ 21 people at KDA and many of them have been with us for many years.
8. The nature of my company's business is purchasing goods in large quantities at a discounted price, as a result of which, in turn, I am able to offer our customers competitive discounts. Most products have a "bulk" discount price such that even better discounts may be applied if a customer purchases what we consider is a bulk amount for that product. On lots of products it will be the box quantity or large bag, though the discounting applied depends on the particular product. Some trade customers may achieve even higher rates of discount on items or materials.
9. All customers are required to be registered members in order to shop at the premises. We record the names and addresses of all customers, and we ask to see a copy of their identification when they apply for membership. All new customers are asked if they are trade customers, and trade customers supply us with their company or trading name and the nature of their trade, in addition to their name and address.
10. There is a scanning machine at the entrance to the property and customers are asked to scan their membership cards on arrival. There is often a member of staff present near the entrance to remind people who do not automatically scan their card that they need to do so. It is in theory possible to gain entry to the store without scanning a membership card but that rarely happens and even if it does, no sales are made to any person who does not present their membership card at the till. A photograph of the membership cards we issue is enclosed (**Exhibit CAT1**).
11. The majority of our customers are members of the general public who apply for membership. We currently have approximately 72,500 registered customers in total, of which just over 66,000 (91.1%) are retail customers and just under 6,500 (8.9%) are trade customers. Membership does not expire, so not all of those customers will have necessarily visited the premises in the last year or so, but the number of active customers who visit and purchase items each year ranges from about 26,000 to 37,500 each year.
12. The majority of our sales are to retail customers. Each year from when we opened at Unit 4 onwards, retail sales have comprised between 84% - 87.5% of the number of sales annually. A table showing the split of trade and non-trade sales on an annual basis has been prepared by Peter Barnard, who assists KDA with the design and maintenance of our IT systems. Peter has given further information about the IT systems and figures in a separate declaration.
13. We sell a wide range of products including cleaning products, toilets rolls, calendars, tools, DIY goods and materials, sand & cement, workwear, paint & decorating tools, ironmongery, workwear, pet products, storage boxes, plumbing accessories, silicones, sealants, household and garden furniture and furnishings, fans, storage solutions, building and decorating materials, electrical goods and motor accessories. We also sell seasonal items such as fireworks, Christmas trees, lights, decorations and Christmas gift packaging. During spring and summer months we sell plants which we display outdoors. We also sell sweets.
14. During the first Covid-initiated lockdowns we pro-actively contacted retail customers working in the care sector to ensure they were catered for and they came to KDA for essential supplies such as, face masks, sanitizers, toilet rolls, hand wash, bleaches and other cleaning materials, vinyl and latex gloves and other general household goods.

15. The premises are open to customers from 8.00 am to 6 pm Monday to Saturday and from 10.00 am to 4 pm on a Sunday.
16. A small part of the premises is equipped as a café. The café is not currently operational and is used as additional storage space at present. I may consider reopening the space as a café (for use by members only) in the future.
17. We keep the premises in a good state of repair. The property underwent various internal refurbishment works in 2020. This included taking down the racking and repairing and cleaning it, and widening the aisles between racking to provide more circulation space. Some painting was also carried out, and some debris and weeds were removed in external areas.
18. Images of the interior of the property are enclosed. (Exhibit CAT2).
19. I pay business rates in respect of the use of the property as a retail warehouse and my latest bill is enclosed (Exhibit CAT3).

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

Signature of declarant: [Redacted Signature]

Dated the 4th of April, 2024

Declared at: R.D.A.

Callbank Estate

Dodworth

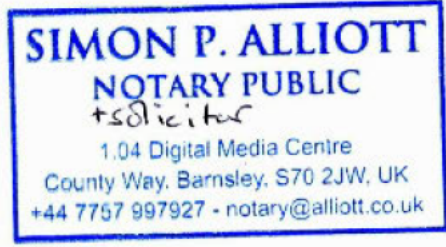
Barnsley S75 3LS

On 4th April 2024

before me [Redacted Signature]

Signed [Redacted Signature]

Commissioner for oaths [Redacted Signature]



CAT1

This is the exhibit marked Exhibit CAT1 referred to in the statutory declaration of Clifford Arthur Tibble made this

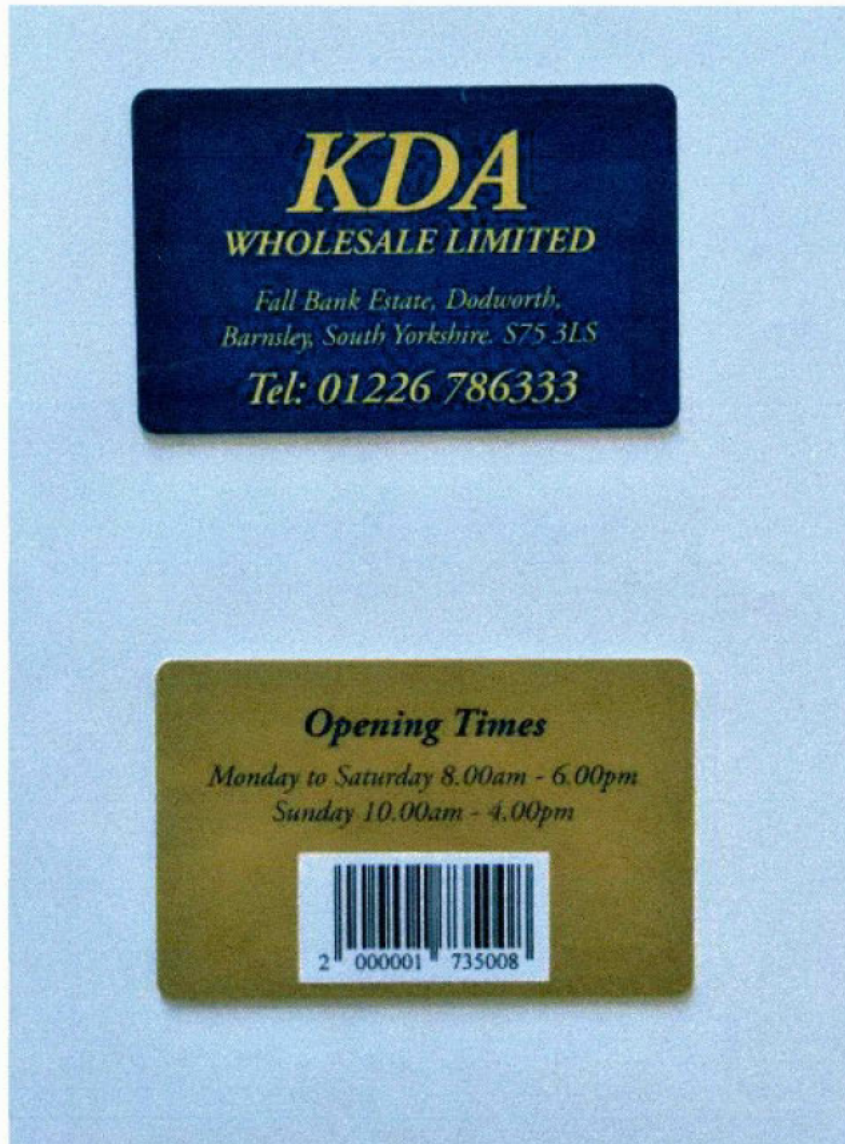
4 April 2024

before me

Signed.....

A commissioner for oaths or a solicitor empowered to administer oaths

*Notary Public
+ S.O. 1.5*



CAT2

This is the exhibit marked Exhibit CAT2 referred to in the statutory declaration of Clifford Arthur Tibble made this

4 April 2024
before me

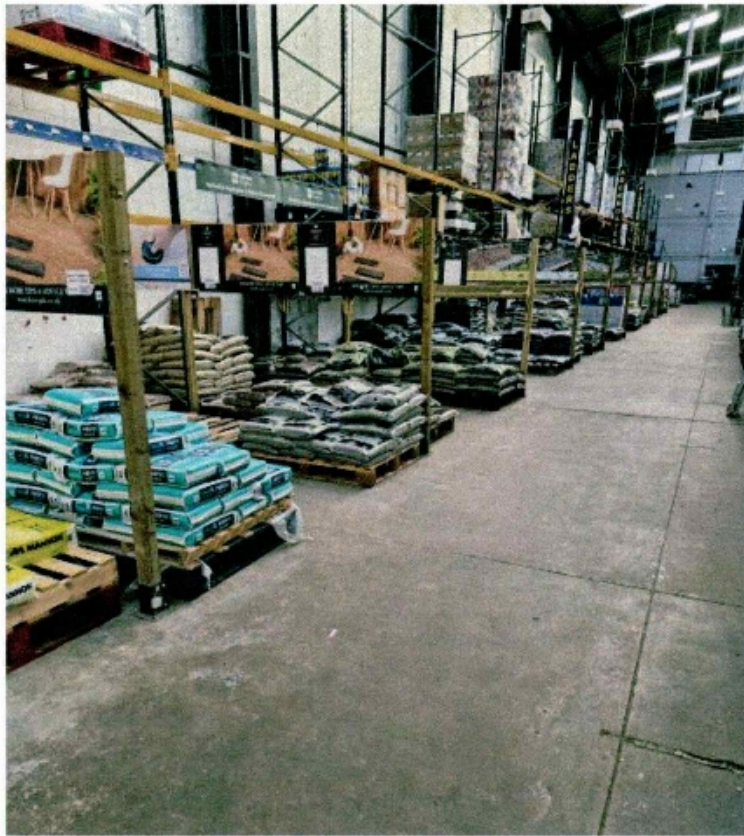
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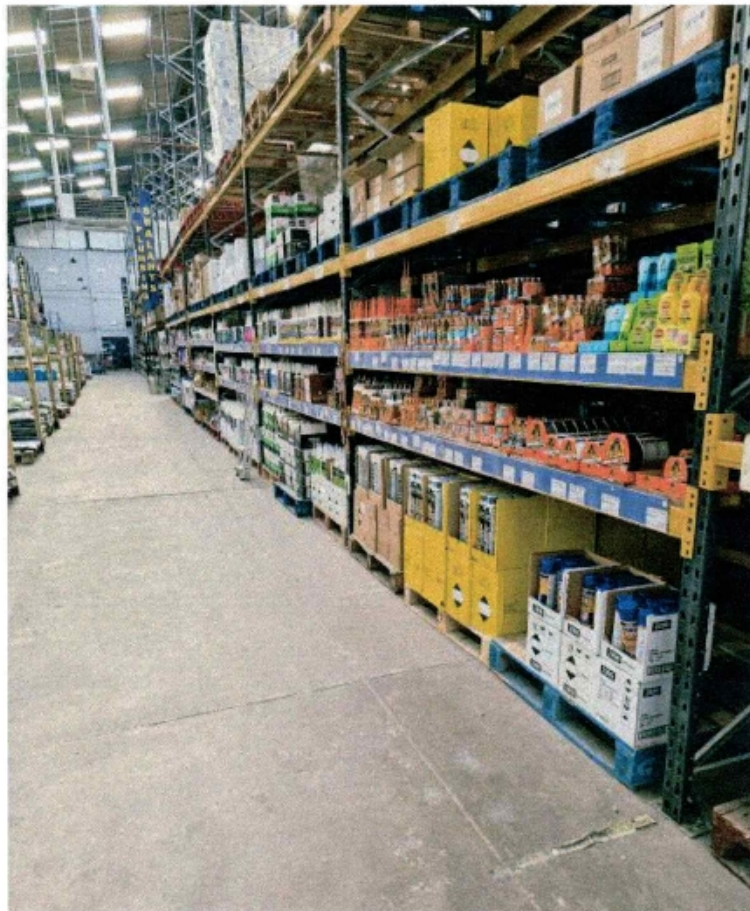
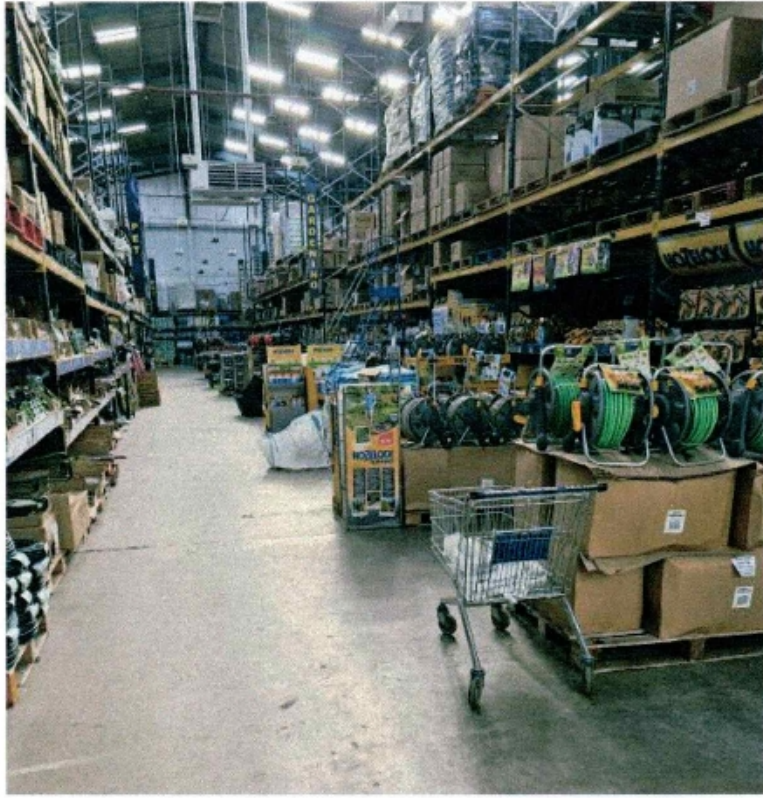
*A commissioner for oaths or a solicitor
empowered to administer oaths*

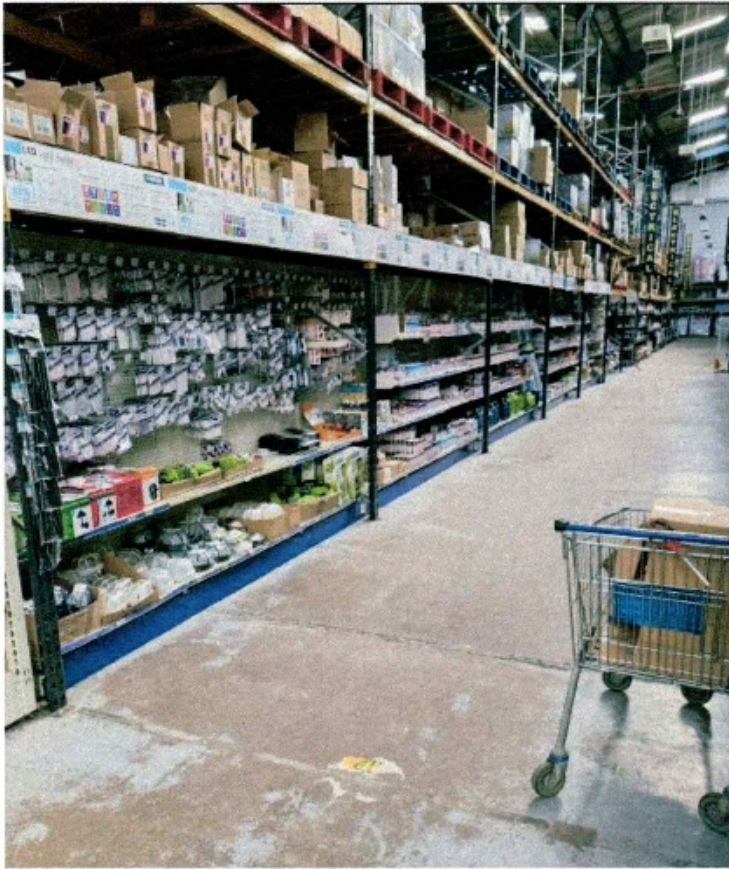
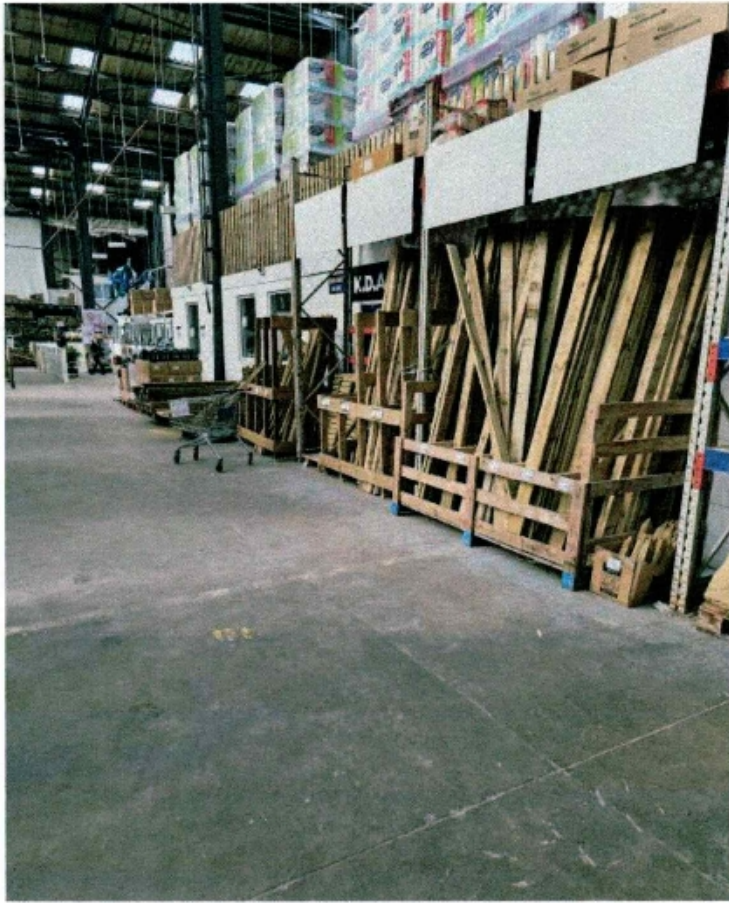
Notary public T S B - 15















CAT3

This is the exhibit marked Exhibit CAT3 referred to in the statutory declaration of Clifford Arthur Tibble made this

4 April 2024

before me

Signed.....

*A commissioner for oaths or a solicitor
empowered to administer oaths*

Notary Public, Solicitor