

Saeed Mahmood
6 Emmfield Drive
Bradford
BD9 4AZ

10th December 2019

Nigel Gillatt
City of Bradford MDC
Estate Management
1st Floor, Argus Chambers
Britannia House
Bradford
BD1 1HX

Dear Nigel,

Re: Land at Emmfield Drive

Following our meeting this morning, I have pleasure in enclosing supporting documents to challenge the nomination to list the Land at Emmfield Drive (the "Land") as an asset. I have enclosed a copy of the Land Registry Title Plan numbered WYK928642 which shows the Land in exhibit SM01.

I will also provide you with a further brief overview of the issues we discussed during our meeting. I will provide my submissions in the form of persuasive arguments and legislative arguments which should be considered by your department in order to determine this nomination.

I will state my persuasive arguments first in order to allow your department to consider the actual situation with the Land which I hope will allow you to understand the situation more easily.

My Residence

I reside at 6 Emmfield Drive, Bradford, BD9 4AZ ("Residence"). I purchased the Residence on the 12th June 2009. I have enclosed a copy of my Land Registry Title Plan numbered WYK76389 which shows my Residence in exhibit SM02.

The Allotment Plots

There had been twelve allotment plots situated within the Land until most recently as I have taken possession of two plots which are no longer designated as allotments. I have enclosed a plan illustrating all twelve allotment plots alongside details of the tenants in exhibit SM03.

The Tenancy Agreements

All the tenants have entered into an annual tenancy agreement. The tenancy agreement provides terms and conditions which include the provisions to determine the tenancies. I have enclosed a copy of one of the tenancy agreements as requested for your perusal in exhibit SM04. I can confirm all the tenancy agreements are identical for each respective tenant.

The Use

The allotment plots had been exclusively used by the tenants who are local residents. This is evident within exhibit SM05. There are at least six separate residents who access at least seven of the allotment plots directly from their residences without crossing another's land or an allotment. I had provided you details of the particular plots and the residents during our meeting.

As aforementioned, at least two of these tenants have vacated their plots and I have taken possession for my private use alongside my Residence.

The remaining tenants have been using the plots as extended gardens to their residences. Locals, including myself, have never been able to enter the Land without being challenged by the tenants. There had been occasions when balls would go over from my Residence on to the Land (prior to my acquisition of the Land) and the tenants would show resentment when I've attempting to retrieve the stray balls.

My children would always worry when the balls would go over as occasionally the balls would not be returned. This is due to the fact that the tenants had attached themselves to the Land having considered it as a part of their residential garden.

I have received a written statement from Mr Ian Fletcher, secretary of the Parochial Church Council of the Ecclesiastical Parish of Gillington, Heaton and Manningham (the "PCC") who has also confirmed the tenants had restricted his access onto Land previously too. This is surely not the like of Land accessible by the "local community".

Community Use

There are at least two allotment holders that have sole occupancy of two allotment plots each, in other words, the two tenants have four plots between them. This can be proven within exhibit SM03. If there was a "genuine" social wellbeing or "genuine" social interest for the local community associated with the Land, then the allotment plots would have been circulated to various random users over the course of the last decade within the local community and undoubtedly the two individuals would not have occupied two separate allotment plots each.

Rather the ten tenants occupying the twelve plots have been holding their tenancies for over a decade.

If the Land was open to the local community, then it would have been acceptable and understandable for me and my children to enter the Land to retrieve our stray balls.

Clause 5 of the tenancy agreements clearly states the allotment plots may not to be sublet, assigned or parted with possession. If the plots were being used or were to be used by the local community, this would be in breach of the tenancy terms and conditions allowing the landlord (myself) to serve a one month notice to determine the tenancy agreement in accordance with Clause 10(d)(b) where it is clearly states "this tenancy may be determined by re-entry by the landlord at any time after giving one month notice in writing to the tenant...if there has been a breach by the tenant of any conditions and agreements contained in this agreement."

It is my position that the allotment plots have been assigned to individual tenants who have knowingly and consciously entered into a contractual agreement that prohibits them from parting with possession. Similarly, the council owned allotments protected under the Allotment Act 1925, tenants would use their allotment plot and there is a consensus that family and friends are invited to help cultivating the plot. However majority of these publically owned allotment plots have steel gated entrances secured with a lock. Each tenant is given a single key having left a deposit as a bond towards the safe return of the key at the end of the tenancy. This illustrates the allotment plot can only be accessed by the allotment tenant only and accompanying friends/family. It would be improper for the allotment tenant to make duplicate keys to pass on to the local community.

The very same principle applies with this Land. Each tenant has so far failed to confirm whether they have "knowingly" invited the local community onto the Land. I have requested this information from the tenants but they are refusing to comment. They are aware if they confirm such use, then I shall be obliged to terminate their tenancy by serving the one month notice.

Therefore this nomination is not fit for purpose and it goes against the mere fabric of contract law which in turn, if breached, provides me with the avenue to terminate the agreements and seal the gate shut for anyone thereafter.

There are other provisions available to seek possession of the remaining allotment plots such as the 3 or 12 months notices in accordance to Clauses 10(b) and 10(c) of the tenancy terms and conditions respectively. Therefore the Land is not and never has been a communal allotment garden. Having purchased the Residence in 2009, I have first am a witness that the Land has not been used as a communal garden. I

would have been amongst the first to know and would have entered the Land. There is no public access but rather the Land was an enclosed private allotment whilst under the ownership of the PCC.

The Acquisition

Prior to the acquisition of the Land, the PCC had served a public notice and informed the allotment tenants of the proposed sale. The public were given 30 days to present their representations which included an opportunity to express an interest and or make offers to purchase the Land.

The allotment tenants had instead incorporated an association most recently. The purpose was to stop the PCC from selling the Land. I have spoken to the PCC and they have confirmed the association had never expressed an interest or an offer to purchase the Land; this is despite the association having been made aware of the sale price of the Land.

In fact I had received a copy of all the representations sent to the PCC. There were some representation in support and some against the sale. The representations against the sale of the Land were encouraged by the allotment tenants. I can say this as the tenants had approached me at my Residence, not knowing I was the buyer. They had applied a scaremongering tactic based on misrepresentation and misconception on the future use of the Land. They had said the Land would be developed for housing, which was untrue amongst other lies. The local support was garnered based on this false premise.

The tenants had gone door to door amongst the locality employing such tactics and have also used a similar ploy to create an unfounded, non-established awareness that the Land could be used for the local community.

Having received copies of **all** the representations sent to the PCC, there were some local folk who had stated they did not even know there were allotments located in the Land.

I have paid £130,000.00 for the purchase of the Land. I had the Land surveyed by Dacre Sons and Hartley. A copy of their valuation is enclosed in exhibit SM06.

I had undertaken my full due diligence prior to the purchase. I had a clear view that I will be seeking possession of the Land and annexing it with my Residence as a private garden prior to entering in to the conveyance to purchase the Land. This view reflects the price I have paid and I am not undeterred from the path of seeking **full** possession as it would be inequitable to have paid such vast sums and allowing the Land to be used as an allotment that returns a mere £50.00 per annum per plot (£600.00 in total per annum).

Taking the above yield into account, I would receive a return of this acquisition in 217 years. Under the rules of perpetuity, this would equate to almost **four lifetimes**. Therefore it would be unethical for anyone to suggest or imply there may be a chance the Land would become available as an allotment use or any other use that could further the social wellbeing of the local community within the next **five years**.

Assumption

I am of the view that the tenants are seeking the Land to be listed in order to influence the planning department should an application be made in the future for a development. I have met with two members of the association by chance on the Land on the 10th November 2019. **They had confirmed the properties immediately adjacent to the Land (40 - 46 Ashwell Road) would lose value if the Land was developed.** Although this is my right, the residents at these four properties in particular are tenants, who are also members and in particular the chair for this association have written to me seeking the 12 months notices be given to them to vacate the Land.

I therefore do not see the legitimacy of this application, although at the time of its making (22nd October 2019) it was intended to prevent the PCC from selling the Land. However since the acquisition has taken place, the tenants and members of the association are **consciously** aware that the notices served upon them, once expired and possession obtained, would not allow them or the "local community" any access to the Land. Without doubt never again, let alone the next five years.

This is a tactic to burden the Land and cause an adverse impediment to me and the Land for planning purposes. **This is against the spirit of the Localism Act 2011.**

Conveyance

During the conveyancing procedure, my representatives messrs Ison Harrison Solicitors had provided me with a report on title. A part of the conveyancing process and report on title took into consideration the tenancy agreements. I had received written confirmation from my representatives that the tenancies can be brought to an end by serving a 1 month, 3 months or 12 months notice. I would inevitably be able to gain vacant possession.

I had purchased the Land with an intention to incorporate it as an annexed garden and I am exercising this right. Therefore it is foreseeable that the Land will **not be** available to the allotment tenants or the "local community" as alleged beyond the notice period.

My representatives had also carried out local searches on the Land. It had transpired that the Land was identified as "white land" which means it is unallocated land. The planning policy department had also explicitly confirmed in writing that the Land can be transferred and used as a garden annexed with my Residence without planning permission. The Land is also out of the conservation area.

Notice to Council

I am now aware that the PCC had received a notice from the local authority dated 1st November 2019. This notice was only received by the PCC after the acquisition had taken place. The PCC had responded to your office in writing on the 7th November 2019. Copies of both the notice and response are enclosed in exhibit SM07.

Anti Social Behaviour

The Land has attracted anti social behaviour over the past years. During representation period, local residents had written to the PCC supporting the sale of the Land as they had concerns the neglected state of the Land attracted youth from a nearby hostel (5 Wilmer Drive) which is approximately 50 yards away from the Land. I have enclosed a statement received from the neighbour at 7 Wilmer Drive in exhibit SM08. This statement also includes colour photographic evidence that supports the misuse of drugs and sexual behaviour undertaken within the Land under the cover of darkness.

This also demonstrates that the Land had **not** been used for the benefit of the social wellbeing of the local community.

Neglect

The rear streets of Ashwell Road and Wilmer Drive that lead up to the Land are un-adopted and have been neglected over the past decades. I have attached photographic evidence to support this in exhibit SM09. The neglected area at the rear of Wilmer Drive attributes to approximately 80 meters of a boundary with the Land which has been neglected and fly tipped. You will recall our inspection over this area this morning.

The local community would have surely been able to jointly maintain these areas had the Land been used for the well being of the local community as alleged. I am in possession of some representations presented by local residents to the PCC and had also contacted the association directly seeking their resolve to maintain these areas which had not been undertaken. I have enclosed a copy of one of the representations that has voiced concerns of the neglected allotments in exhibit SM10.

This is yet another breach of the tenancy agreement as stated in Clause 8 of the terms and conditions to keep every hedge forming part of the allotment properly trimmed and cut and all ditches properly scoured and cleansed. I refer you to the Land Registry Title Plan as in SM01 which clearly shows the Land extends out half way onto the rear of Wilmer Drive. This is the area which is most neglected and exposed to anti social behaviour and the misuse of drugs.

This is also evident that the Land had not previously been used for the social well being of the local community.

Local Amenities

I have noticed that the application presented by the association states that the use of the Land "furthers the social wellbeing and interests of the local community by healthy eating, exercise, mental wellbeing,

new methods of horticulture, contact with nature, sense of achievement, social inclusion, fostering lifelong friendships and contribution to a thriving community.”

This statement is in contrast to the reality of the Heaton Village, local amenities and facilities afforded to the association and the local community. I can provide evidence that supports the local amenities available to the association and the local community within walking distance to the Land.

The local amenities are owned and maintained by the local authority utilising public funds and consists of the following:

i. Lister Park

Lister Park is situated approximately 200 yards from the Land. It comprises of open recreational space inclusive of tarmac paths, benches, a museum, a pond, a botanical garden as well as a playing area amongst its features;

ii. Heaton Woods

Heaton Woods is situated approximately 150 yards from the Land. It comprises of open woodlands affording contact with nature, exercise, wildlife amongst its features;

iii. Heaton Hill

Heaton Hill is situated approximately 100 yards from the Land. It comprises of a local authority owned statutory allotment sites which has approximately 150 allotment plots. There are currently three spare plots available. This benefits the local community with the healthy eating provision as well as other benefits;

iv. Church Garden and Village Hall

The Church Garden and Village Hall is situated right next door to the Land. The PCC has provided a statement that confirms the gardens are in need of volunteers to help with their maintenance. The gardens have are otherwise always open for use by the local community which would allow the fostering of lifelong friendships, social inclusion and a sense of achievement.

Therefore the local community has the provisions readily available to them therefore they would not be deprived of the social wellbeing and social interests once the Land had been vacated in the 3 months notice period.

Conclusion to Persuasive Arguments

Based upon the above persuasive arguments, it is apparent that the Land has not been used for the benefit of the local community previously and has been neglected. The adapted accesses made to residential rear gardens illustrate the Land has been used privately in conjunction as a rear garden (an ancillary use) as opposed to communal use as alleged.

The procedure applied by the local authority is to provide a fair, equitable and transparent process to meet its statutory obligations under the Localism Act 2011. I will therefore present my legislative arguments in the form of submissions in order to prevent the listing of the Land.

Localism Act 2011

The local authority has an overriding duty to consider the application made by the association and consider my submissions in an unbiased, transparent and impartial manner. The local authority must conduct its decision in accordance to the Localism Act 2011 (the “Act”) and the Assets of Community Value (England) Regulations 2012 (the “Regulations”).

Section 88 of the Act specifies the tests that need to be satisfied in order to determine whether the Land should be listed. There are four tests in particular which are outlined in subsections 88(1) and 88(2).

The Tests

The first test under Section 88(1)a concerns whether there is an actual current use of the Land that is not an ancillary use furthers the social well-being or social interest of the local community.

The current use has been used as an ancillary purpose. There are currently at least four allotment tenants who reside on Ashwell Road that have access to their respective allotment plots directly from their residence. There used to be six, as mentioned above, but I have taken possession from two allotment tenants. I have enclosed photographic evidence of the rear gated entrances in exhibit SM11.

The allotment plots allocated to these tenants have been used solely by each tenant exclusively having annexed the allocated plot to their residence. This is deemed to be a private residential (an ancillary) use. These gated accesses were illustrated during our physical inspection this morning. There would not be a need for the individual gates to each of the four residences adjacent to the Land had it been used for the benefit of the "local community" as alleged.

The second limb under Section 88(1)b concerns whether it is realistic to think that there can continue to be non-ancillary use of the Land which will further the social wellbeing or social interests of the local community.

The Land is as a whole outlined with the Land Registry Title Plan as shown in exhibit SM01. The application has been made against the entirety of the Land as per the Land Registry Title. The listing would affect the whole Land at the time of disposal.

The Land had been purchased to annex it entirely to my Residence. I have **already** taken possession of plot number 11 and 12 of the allotments. These plots have never been used as an allotment but have rather been grass turfed extended gardens spaces for properties at 13 Wilmer Drive and 21 Wilmer Drive. These two tenants also resided immediately adjacent to the aforementioned plots. This was also illustrated and was clearly evident during our physical inspection this morning.

The occupier of plot 11 has written to me confirming their release of the plot and the occupier of plot 12 has sold his residence in August 2019 and sent an email confirming they have vacated the plot and will no longer be using it.

The rear garden to my Residence abuts allotment plots 11 and 12 and I have began the process of removing hedging and trees in order to incorporate the plots as my garden space. Over the weekends my children play in these areas as a private garden space. These two plots are no longer considered "plots 11 and 12" but are irrevocably defined as the gardens of 6 Emmfield Drive.

These two plots also equate to approximately one third of the Land. This can be illustrated in the Land Registry Title Plan in exhibit SM01. The area concerned is the two rectangular blocks to the right of the Land as shown in the plan.

Since there is a current private residential use on at least one third of the Land that I will never cease to use as a garden space, this is deemed as an ancillary use on the Land.

Section 88(2) refers to the Regulations. These Regulations are very crucial in support of my stance and I will refer to the Regulations later below.

However for the purposes of the Act, Section 88(2) also contains two tests which must be satisfied together and in conjunction with each other otherwise Section 88(2) fails. Section 88(2)a refers to whether there was in the recent past when an actual use of that Land the was non-ancillary use furthered the social wellbeing or interests of the local community – and – Section 88(2)b states whether it is realistic to think that there is a time in the next five years when there could be non-ancillary use of the Land that would further the social wellbeing or interests of the local community.

In this respect, I can confirm the allotment tenants have been in sole occupation of their allotment plots for over a decade to the very least. They have used the rear garden of their residences to enter their plots directly (as explained above). Therefore the Land has been used for an ancillary purpose in the past.

Furthermore, it is unrealistic to suggest the Land will be available to the local community in the next five years as I have served notices to the remaining tenants to quit their tenancies. I respectfully ask you to refer to the tenancy agreement provided in exhibit SM04.

You will note the tenancy allows certain conditions for the tenancies to be determined. The provisions are to serve:

- i. A 3 months notice on the premise that the Land is required for building purposes as well as other reasons; and or
- ii. A 12 months notice without needing to provide any reasons.

I can confirm I have served all the remaining tenants with 3 months notices to take possession to each and every tenant on the 8th November 2019. The tenants have responded in writing seeking 12 months notices to be served upon them instead of the 3 months and that they will quit the plots once the 12 months notice had ended. I had shown you copies of these responses. I have enclosed a copy of one of the responses received in exhibit SM12 for ease of reference.

The tenants have not said they would refuse to leave since they are aware they do not have security of tenure. The tenants consider a 12 month period to vacate on the basis that I have not sought any planning permission from the planning department, therefore could not be developing on the Land in 3 months time. However the tenants have been ill advised as I have met with Ground Support Services (UK) Ltd, a specialist drilling contractor to the geotechnical and civil engineering sector.

I have been advised by my architect that borehole drilling would be required in order to determine the ground conditions prior to proceeding with any planning application which consists of the positioning of the house, foundations, etc.

The entire area of the Land would need to be vacated as the geotechnical survey would consist of rigs and drills being imported onto the Land and exploration works undertaken throughout the Land. There would also need to be a road/path constructed to allow the movement of the rigs and drills. These works would cause damage and demolition of the allotment plots.

Therefore my 3 months notice to take possession of the remaining plots is the appropriate notice and does meet the criteria of the tenancy terms and conditions. Furthermore the terms and conditions coincide with the Allotment Act 1922. Section 1(b) of the Allotment Act 1922 confirms the effectiveness of the 3 months notice for the purpose stated (building). I have enclosed a copy of this legislation for your perusal in exhibit SM13.

It is evident that the Land will not be available beyond 3 months having already served the notice to quit to the remaining tenants. However since the tenants have sought 12 months notices so they would vacate, clearly demonstrates that the Land will not be available to the tenants or the local community for the next five years in any event. Therefore the tests applied to Section 88(2) fail in its entirety. Any further presumption(s) would be considered as a disregard to contract law, notices served and responses received.

Nevertheless the Land was purchased on the sole basis that I will incorporate the Land to my Residence as a private garden space and eventually (in the future) develop a private dwelling within this garden space for my family. I irrevocably confirm no element of the Land will be available to the "local community" as alleged.

The Assets of Community Value (England) Regulations 2012

As stated above, Section 88(2) of the Act is also supplemented by the Regulations.

Section 3 of the Regulations states Land within a description specified in Schedule 1 of the Regulations is not a land of community value. There are also two tests that need to be satisfied in order to determine whether the Land is not an asset of community value.

The Tests

The first test, Section 1 of Schedule 1 confirms a residence together with land connected with that residence is not a community value.

My Residence is connected to the Land. I have already taken possession of at least one third of the Land which is currently being used as my garden as part of my Residence. This private garden use has already commenced.

The second test, which has two limbs, must be satisfied together in order to demonstrate the Land is connected to the Residence. Section 2(a) of Schedule 1 confirms the Land, and the Residence are owned by a single owner – **and** – Section 2(b) every part of the Land can be reached from the Residence without having to cross land which is not owned by that single owner.

I own both the Residence and the Land. I have an unrestricted, privately owned gated access to the Land from my Residence. During our meeting this morning, we had entered into the Land from my Residence. Despite this access, there is no intervening land in other ownership on which there is a road, railway, river or canal between the Residence and the Land as outlined in Section 3 of Schedule 1.

My Residence and the Land benefit from an approximate 40 meter boundary between each other. This can be seen from the Land Registry Title Plan in exhibit SM01. The aforementioned plan shows the Land, my Residence and the boundary. From my gated entrance the entirety of the Land can be accessed unrestricted.

The private gated access is owned by me and only ever solely used by me. The access is not and has **never** been available to allotment tenants or the local community without having entered or trespassed onto my Residence.

Conclusion to Legislative Arguments

The current position concerning the Land, my current ancillary use of a part of the Land, the ancillary use by the tenants previously and currently over their respective plots, my plans and determination to take possession of the remainder of the Land to use as garden space as part of my Residence and the fact that the Land is already connected to my Residence and in use by my family as a garden, clearly demonstrates non-compliance to requirements of Section 88 of the Act and rather demonstrates compliance to Section 3 and Schedule 1 of the Regulations which would deem the Land not unfit to qualify as an asset.

The information provided in this letter is based upon facts associated to the Land and therefore the listing would be deemed to be improper, inequitable, unjust and against the law. It will incur wasted costs.

I would be grateful if you can acknowledge safe receipt of this letter and its enclosures. I will be grateful if you can contact me at the earliest.

I look forward to hearing from you.

Yours sincerely

S Mahmood

Saeed Mahmood

Saeed Mahmood
6 Emmfield Drive
Bradford
BD9 4AZ

7th January 2020

Nigel Gillatt
City of Bradford MDC
Estate Management
1st Floor, Argus Chambers
Britannia House
Bradford
BD1 1HX

Dear Nigel,

Re: Land at Emmfield Drive

I write further to my correspondence of the 10th December 2019 and email of yesterdays date.

Having spoken to my barrister, I have been advised to provide you further information concerning the nomination.

I hereby attach a plan of the land under Land Registry Title WYK928642. This is the title number of the land that is under consideration for listing as a community asset.

I also attach a copy an updated plan of the land that shows the area that shall not be used as an allotment. The particular tenants have provided or received written notification that I will be using the area as my garden. The area is shaded red.

I can therefore state and submit to you the follows points:

1. The area shaded red abuts directly with my residential property;
2. I have unobstructed access from my residential property directly on to the area;
3. The area shaded red consists of 40% of the land within the Land Registry Title WYK928642. I have checked the area to scale;
4. The area shaded red will be used by me and my family as part of our domestic and private residential garden. There will not be any access to the community or anyone else on this area in any circumstance;
5. I have outlined in red the entire area consisting of my residential property and the allotment plots that are to be used for me and my family privately;
6. I will not be splitting the Land Registry Title WYK928642 and will be leaving it as it is;
7. The listing cannot be considered under the Localism Act 2011 as it would take into consideration a large area that is used as a domestic and private garden that would prejudice my families Human Rights in particular Article 12 (the right to privacy) and Article 17 (the right to your own things);
8. I will be erecting a conservatory to my house that will be built on the land shaded red and will comprise of my private area and will amount to private living space (planning permission is not needed for conservatories);

9. The listing cannot be considered as it would allow the association an opportunity to consider a purchase of the Land Registry Title WYK928642 which will inevitably include a large area being used as private garden and will not have any mechanism to exclude that 40% residential area;
10. I can confirm I have received written confirmation from the Planning Policy department confirming planning permission is not needed to annex the land to my house for garden use;
11. I can confirm possession of the remainder 60% area of the land will also be obtained once the notice period has been reached.

As aforementioned in my previous correspondence, I will not be considering the land to ever be used as an allotment beyond the notice period which has already been served on the remainder 8 tenants. **Therefore there will not be a realistic prospect of the land being used within the next five years for a non-ancillary use that will further the social wellbeing or social interests of the local community.**

I would be grateful if you can acknowledge safe receipt of this letter and its attachment. I will be grateful if you can contact me at the earliest.

I look forward to hearing from you.

Yours sincerely

S Mahmood

Saeed Mahmood

Enc. Land Registry Title WYK928642 Plan

Enc. Updated Land Registry Title WYK928642 Plan



I would kindly like to advise that the land under Land Registry Title WYK982642 (highlighted yellow), which is currently under consideration for listing as an asset of community value does not meet the objectives of the application form.

I have attached an aerial view from Google Maps that shows the Heaton Village area. You will note the area within the red border is a council owned and operated allotment garden and the yellow border area is the land concerned. I would like to point out that the red bordered area is free from trees or any other obstruction to light whereas the yellow bordered area is covered with trees that obstruct light.

Therefore the land does not suit an allotment due to the trees. You will note the aerial image was taken at the same time and although both areas are 200 yards apart, there is a significant difference to the appearance of the sites.

Below are closer images of both sites.





Are you able to confirm your department has a duty to consider whether an application form appears to be genuine and honest upon receipt? And that the actual aims and objectives specified by the applicant can be met as presented within the application form before consideration?

I look forward to hearing from you.

Kind regards

Saeed Mahmood