

Gregory Moore
Deputy Town Clerk



Circulated to the Respondent, Objector, and other interested parties

Date 06 February 2025

**Re: City of London Ward Lists – Outcome of hearing
City of London (Various Powers) Act 1957
Representation of the People (England and Wales) Regulations 2001**

I am writing to advise all parties of my decision in relation to the inclusion of Chris P. Boden (“the Respondent”) in the final Ward List for the Ward of Vintry for 2025 – 2026, trading as EC Cubed at 60 Cannon Street, London EC4N 6NP (“the Premises”).

A hearing was held on 30 January 2025 at the Guildhall before me, Greg Moore, Deputy Town Clerk, under delegated authority from the Town Clerk and Chief Executive. I was assisted by Edward Wood, Assistant City Solicitor and Alice Loynes, Acting Electoral Services Manager.

In attendance was Sir Andrew Parmley, representing Jonathan Rawlings (“the Objector”), who had submitted the objection to the inclusion of the Respondent in the provisional Ward List. The Respondent also attended and read from a prepared written statement at the hearing.

The Respondent suggested that the objection had not been lodged in accordance with the law, having been submitted electronically, and having omitted certain mandatory information, and was therefore invalid, irrespective of its merits. However, it has not been the Town Clerk’s practice to insist upon a hard copy of an objection with a physical signature, and this is not required by the legislation. Whilst the Objector had omitted his electoral number and his address as shown on the provisional Ward List, as required by Regulation 27(1), I had already taken further steps to confirm his identity with his representative, under Regulation 29(3). I therefore proceed to consider the substantive issues.

Whilst the objection was predicated on the Respondent having been appointed by a qualifying body known as EC Cubed, it was established at the hearing that he had in fact applied to be registered as a sole trader, and that EC Cubed was just a trading name. It followed that those elements of the objection that related to a lack of evidence for a company of that name, or for the Respondent being an employee of that company, fell away. The Respondent was able to provide comprehensive evidence that he had in fact been occupying the Premises for relevant purposes on 1 September 2024 (the qualifying date).

The Respondent was given some advice at the hearing regarding those matters that ought to be included in his register of interests, as an elected member of the City of London Corporation, but the contents of his register during the period in question were not determinative for present purposes.

The one element of the objection that still fell to be determined was whether he was occupying the relevant part of the Premises as owner or tenant, as required under section 6(1)(a) of the City of London (Various Powers) Act 1957. A simple licence to occupy premises, with no exclusive possession – such as is often found in shared workspaces – would not satisfy this requirement.

The information querying the existence of a tenancy in Appendix C of the objection was inconclusive. By way of rebuttal, the Respondent had submitted relevant documents pertaining to his occupation during the relevant period. As acknowledged by the Respondent, the House Rules he provided at Appendix B were not entirely clear, as they related to various types of occupation. I was also not convinced one way or the other by the Service Agreement at Appendix C or the Renewals document at Appendix D. However, taken together with the email from the Respondent's former landlord at Appendix E which confirmed that, "Office 2.07 was rented by you under EC Cubed **exclusively** and Office 2.07 was only able to be used by [you] (EC Cubed) and was not a shared space." I considered this to be persuasive in demonstrating exclusive possession.

In the circumstances I consider that the Objector has failed to establish, on the balance of probabilities, that the Respondent's entry ought to be removed. Accordingly, Chris P. Boden will be included in the final Ward List for the Ward of Vintry for 2025 – 2026.

There is a right of appeal to the Mayor's and City of London Court in relation to this decision.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Greg Moore', with a stylized flourish at the end.

Greg Moore
Deputy Town Clerk