

STATUTORY DECLARATION

Section 191 of the Town and Country Planning Act 1990 ("The Act")

Re: Property at known as:-

Studio 1A 12 Lind Road Sutton SM1 4PJ ("The Property")

I [REDACTED] of the Basement at 12 Lind Road Sutton SM1 4PJ DO SOLEMLY AND SINCERELY DECLARE as follows:-

- 1) I am the co-tenant of the Property occupying the same under an AST for 1 year dated 30th May 2022. I live at the property with my girlfriend. I am holding over under the AST as statutory periodic tenant as the law permits by virtue of section 5 of the Housing Act 1988.
- 2) Shortly before moving into the Property the Landlord repaired and repainted the same as a welcoming in present. It was acceptable as I had viewed it, but the refresh was welcomed.
- 3) The Property is a studio flat with its own shower room and WC, cooking and living area and sleeping area. I occupy all of the Property with my girlfriend and share none of its facilities with anyone else. The property is a self-contained dwelling. I like my studio flat hence the reason why I have continued to live here despite the tenancy agreement having ended over 5 months ago.
- 4) It has been brought to my attention that the floor to ceiling height of my Property is below regulation requirements of the Nationally Described Space standards by small a number of centimetres. For this reason, the council is of the view that the Property fails to provide an acceptable form of accommodation.

- 5) I disagree entirely with the council. I have lived here for almost 1.5 years and have had no reason whatsoever to complain or object to anyone with regards to the level of accommodation afforded by the Property. The accommodation is more than acceptable. If it had not been, I would have voted with my feet and moved out at the earliest opportunity. The fact that I am still happily living here testifies to the fact that the accommodation is not substandard or not acceptable in any way.

- 6) I speak from experience and would politely point out to the council that their assessment of the living conditions at the Property and the impact of the minor shortfall in the floor to ceiling height of the Property is incorrect. It is so small as to be insignificant. The Property, as a basement studio, has good daylight and sunlight. The outlook from the Property is more than acceptable. This is one of the better studios in the centre of Town and it took me a long time to source such an acceptable studio flat.

- 7) The Property is successfully providing much needed accommodation in the Borough and I urge that the council permits that this state of affairs continues to thrive and grant the permission that the landlord applies for.

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

Declared at _____ in the _____
 county of _____
 this _____ day of _____ 2023
 Before me
 Officer of a Court, appointed by the Judge
 to take Affidavits / Solicitor