

STATUTORY DECLARATION

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

Re: Property at known as:-

Studio 3A 12 Lind Road Sutton SM1 4PJ ("The Property")

I [REDACTED] of Studio 3A located on the first floor of 12 Lind Road Sutton SM1 4PJ DO SOLEMLY AND SINCERELY DECLARE as follows:-

- 1) I am the tenant of the Property having occupied the same under an AST dated 19 Oct 2019 and renewed into my own name this year on separation from my former partner. I now live at the property on my own having held over under the AST as statutory periodic tenants as the law permits by reason of section 5 of the Housing Act 1988.
- 2) On moving into the Property we re-painted the walls as the previous tenants had left it looking scruffy. 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 and do not share any of its facilities with anyone else. The Property is a self contained dwelling.
- 3) My partner and I liked our Property hence the reason why we continued to live here despite the tenancy agreement having ended nearly 4 years ago. I have continued to live here under a new AST since separation from my partner.
- 4) It has been brought to my attention that the floor to ceiling height of our 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 4 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 long ago. 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 is bathed with excellent daylight and sunlight and outlook from the Property is more than acceptable. This is one of the better flats in the centre of Town. There are many more worse elsewhere which the council should direct its attention to. I know, because we had to fight tooth and nail to get such a comfortable Property in the Town Centre
- 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