



## **Undersized Accommodation - 12 The Gardens, Southwick**

### **Report by the Executive Head of Adur Homes**

#### **1.0 Summary**

- 1.1 This report details a request from a family living in Southwick for the Council to build an extension to their property.

#### **2.0 Background**

- 2.1 12 The Gardens is a three bed property with two reception rooms, one of which is used as a fourth bedroom. It has two bathrooms the second of which was built as a downstairs extension by the Council in 2002, and financed by the disabled adaptations budget.
- 2.2 On 16 December 2003 the Community Services Committee resolved not to finance the building of a further extension of this property that would create six bedrooms at an estimated cost of £95,000. At this time the family consisted of ten members and were statutorily over-crowded.
- 2.2 Following this decision the Council addressed the statutory over crowding issue by re-housing the families two eldest children in a two bedroom flat which they have subsequently purchased through the right to buy scheme. This reduced the number of persons occupying the property from ten to eight.

#### **3.0 Current Situation**

- 3.1 The family composition remains at eight persons; two adults and six children who are aged: 10, 13, 14, 16, 19 and 20. The Council have been advised that it will be at least six years until the eldest child is in a position to secure their own accommodation due to studying commitments.
- 3.2 The family are currently in band B on the Housing Needs Register for a four bed property, on the grounds they lack two bedrooms. As you will be aware four bed properties become vacant very rarely in Adur, approximately every five years. This family would need the additional downstairs bathroom, making a suitable property even rarer. A four bedroom property was available in May of this year, the family did not bid for it.

3.3 Advice received from the Council's Environmental Health Manager states that in terms of statutory over-crowding, the legislation allows for both living rooms to be counted as bedrooms so technically the household would not be considered overcrowded. However if only one living room was used as a bedroom as is the case at present, the occupancy rate allowed would be 7.5.

#### **4.0 Proposal**

4.1 The family have asked that the Council re-visit the request for an extension but on a reduced scale to create a five bed property by converting the kitchen to a bedroom and constructing a kitchen extension to the rear of the property off the existing lounge.

#### **5.0 Financial implications**

5.1 An outline project estimate for the cost of the proposed works is in the region of £69,658. It should be noted that the works would be subject to Planning Approval and this estimate is subject to statutory requirements and permissions, further design brief and consultations.

5.2 A breakdown of this estimate is detailed below:

Project estimate	£55,000
Consultant Fee	£4,400
Planning	£100
Building Control	£550
Sub Total	£60,050
Capital Salary	£9,608
<b>TOTAL</b>	<b>£69,658</b>

#### **6.0 Recommendation**

6.1 The request for an extension be refused.

#### **Local Government Act 1972**

##### **Background Papers:**

None

##### **Contact Officer:**

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## **Schedule of Other Matters**

### **1.0 Council Priority**

1.1 Matter considered and no issues identified.

### **2.0 Specific Action Plans**

2.1 Matter considered and no issues identified.

### **3.0 Sustainability Issues**

3.1 [Matter considered and no issues identified.

### **4.0 Equality Issues**

4.1 Matter considered and no issues identified.

### **5.0 Community Safety Issues (Section 17)**

5.1 Matter considered and no issues identified.

### **6.0 Human Rights Issues**

6.1 Matter considered and no issues identified.

### **7.0 Reputation**

7.1 Matter considered and no issues identified

### **8.0 Consultations**

8.1 Matter considered and no issues identified.

### **9.0 Risk Assessment**

9.1 Matter considered and no issues identified.

### **10.0 Health & Safety Issues**

10.1 Matter considered and no issues identified.

### **11.0 Procurement Strategy**

11.1 Matter considered and no issues identified.

### **12.0 Partnership Working**

12.1 Matter considered and no issues identified.