

Sworn Statement – Flat 4 Great Russell Mansions, WC1B 3B

I, Dilip Shah, 31 Ventnor Avenue, Stanmore, Middlesex, HA7 2HX, make oath and say as follows:

I am the Estate Services Manager of Housing at the London Borough of Camden. The Housing Department owns or manages approximately 4500 number of properties in the Borough and I am responsible for managing the Caretaking & Cleaning on Estates. I have worked at the Council since 1989 when I was employed as a caretaking supervisor. I make this statement in respect of the use of Flat 4 Great Russell Mansions, Great Russell Street, London WC1B 3B.

Flat 4, as shown on drawing number 5922-E(1)002 Revision B, forms part of the housing stock owned and managed by the Council. It has formed a self-contained dwelling although at present is unoccupied.

The internal configuration of the Flat is recognisable as a dwelling and in this regard the layout would have reflected others in the block as can be seen on drawings numbered LBC01/10A and 11A from 1979. The dwelling is structurally sound but in need of general refurbishment and renovation. Housing Department records do not indicate when the last tenant vacated. It appears that some stripping out works were commenced, I presume on the basis of modernising the property, but I have been unable to ascertain why the works were not completed.

One of my responsibilities is to make sure that the Housing Department is making effective use of the accommodation it owns. It is my objective that the flat is occupied as soon as possible either by tenants on the Council's waiting list or sold for private occupation with the capital receipt being used to fund housing stock improvements elsewhere.

I am unaware of any reason that the Housing Department would not expect the dwelling to be in residential use. I am aware that if the Housing Department had intended floor space within Great Russell Mansions to be used for non-residential purposes that my predecessors in the Housing Department would have either applied for planning permission for change of use or certificates of lawfulness such as those granted in respect of Flat 2. There is no evidence that my predecessors applied for planning permission for change of use or certificates of lawfulness for the non-residential use of Flat 4.


Currently, the caretaker has access to Flat 4. The general responsibility of the caretaker Stephen Nganga for Great Russell Mansions is to ensure the security and general appearance of the building and associated areas are maintained in accordance with the required standards and that heating

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systems operate at optimum efficiency. The caretaker has been given no instructions to use Flat 4 for storage purposes. At my visit to Flat 4 on 24th November 2016 I noted that there was miscellaneous items/clutter in the property and I have directed that any such items should be removed as soon as possible.

The Housing Department regards Flat 4 as a self-contained dwelling and wishes to have it occupied as such.

Sworn this day 30th March 2017.

Signed: 

Print Name:

Witness Signature 

Print Name: SIMON NOSWORTHY

Date: 30th March 2017

Address: SIMON NOSWORTHY
OSBORNE SOLICITORS LLP
LIVERY HOUSE
7-8 PRATT STREET
LONDON NW1 0AE

Do not scale from this drawing.
All dimensions to be checked on site.

Notes:

EXISTING BASEMENT FLOOR PLAN

FLAT 4: 92.2m²

REVISED DRAWING
REV A: 2014/03/22 TITLE PRINTED TO FLAT 4
REV B: 2015/11/18

Drawing Type:
FEASIBILITY

Client:
L. B. CAMDEN

Project:
GREAT RUSSELL MANSIONS

Title:
EXISTING BASEMENT FLOOR PLAN - FLAT 4

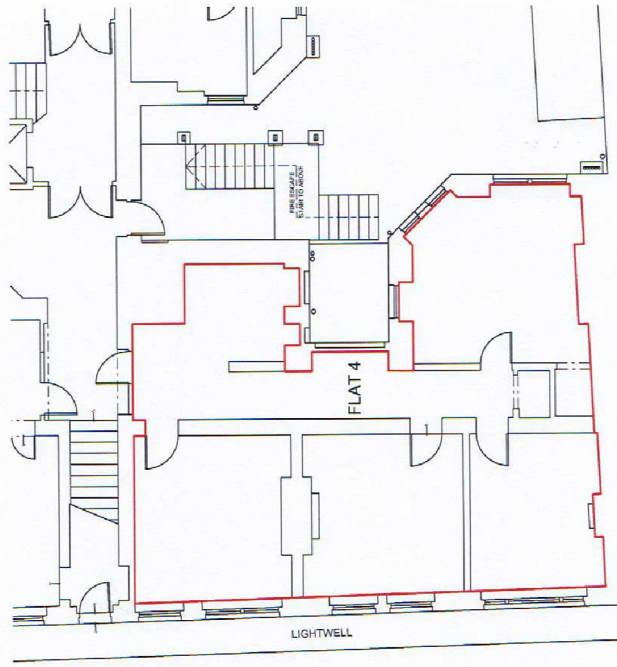
Scale: 1:100@A3 Date: 10/11/2015

Drawn: JMM/ellheda Checked: SB

Origin: 59224E11002 Rev: B

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LIGHTWELL

GILBERT PLACE

Bill Sko