

Justification for Certificate of Lawfulness

1. Background

The property has been in the current ownership since November 1982.

In 1995 Arun District Council ruled that some of the bedsit rooms were undersize resulting in overcrowding. Significant alterations were required to upgrade the kitchen and bathroom facilities to make the building fit for habitation. An HMO grant was awarded by Arun District Council in April 1996 to enable the owners to carry out the necessary work.

The charge on this grant expired in 2002

The rooms were converted from bedsits to self-contained flats during 2002. This included the appropriate fire doors and fire alarm system. The flats were assessed for council tax with effect from 19th December 2002. The tenants for these flats have been paying their own Council Tax from this date. I believe this is conclusive evidence that the flats have been in existence since 2002 and therefore a Certificate of Lawfulness can be granted.

2. Evidence

- 2.1 Copy of Certificate of Lawfulness for 12 bedsits dated 30 January 1995.
- 2.2 Copy of original layout showing 12 bedsits, 2wc's and 2 bathrooms.
- 2.3 Copy of HMO grant approval. Letter dated 30 April 1996.
- 2.4 Historic HMO Grant confirmation that the charge has expired. Letter dated 28 Jan 2019.
- 2.5 Copy of plan for Building Control BR 42 97 BN January 1995 showing 6 bathrooms
- 2.6 Plan showing conversion to flats dated September 2001
- 2.7 Copy of council tax band details showing Flat 1 band A from 19 December 2002
- 2.8 Copy of council tax band details showing Flat 2 band A from 19 December 2002
- 2.9 Copy of council tax band details showing Flat 3 band A from 19 December 2002
- 2.10 Copy of council tax band details showing Flat 4 band A from 19 December 2002
- 2.11 Copy of council tax band details showing Flat 5-6 band A from 19 December 2002
- 2.12 Copy of council tax band details showing Flat 7 band A from 19 December 2002
- 2.13 Copy of Council Tax Demand Notice dated 29 April 2003
- 2.14 Copy of Building Regs completion certificate BR/42/97/BN

R H Wood-Roe

13 February 2019

Search the Council Tax valuation list

Council Tax band details

FLAT 1 AT 150, ALDWICK ROAD, BOGNOR REGIS, WEST SUSSEX PO21 2PA

Last update on 03/02/2019

Local authority reference number	Council Tax band	Improvement indicator	With effect from	Mixed use property	Court code
0867663	A		19/12/2002	No	

Do you think this Council Tax band is wrong?

Key to the table

Council Tax band - this determines how much Council Tax you pay.

Council Tax band

For Council Tax purposes, all properties have a Council Tax band (A-H in England, A-I in Wales). The band is based on the property's value on 1 April 1991 (for England) or 1 April 2003 (for Wales).

Improvement indicator - if a property has been improved or extended since it was placed in a Council Tax band, the VOA can't review the banding to take account of the alterations until it's sold. Once a sale takes place the banding will be reviewed. As each Council Tax band covers a range of values, the band isn't always increased following improvements and a sale.

Mixed use property - a property can have a domestic or mixed use - "yes" identifies a mixed use property.

Court code - a court code shows the Council Tax band has been reviewed by a Valuation Tribunal or the High Court.

Court code

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- V - Valuation Tribunal determination
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Council Tax band details

FLAT 2 AT 150, ALDWICK ROAD, BOGNOR REGIS, WEST SUSSEX PO21 2PA

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Local authority reference number	Council Tax band	Improvement indicator	With effect from	Mixed use property	Court code
0867674	A		19/12/2002	No	

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Council Tax band details

FLAT 3 AT 150, ALDWICK ROAD, BOGNOR REGIS, WEST SUSSEX PO21 2PA

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Local authority reference number	Council Tax band	Improvement indicator	With effect from	Mixed use property	Court code
0867685	A		19/12/2002	No	

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Council Tax band details

FLAT 4 AT 150, ALDWICK ROAD, BOGNOR REGIS, WEST SUSSEX PO21 2PA

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Local authority reference number	Council Tax band	Improvement indicator	With effect from	Mixed use property	Court code
0867696	A		19/12/2002	No	

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Council Tax band details

FLAT 5-6 AT 150, ALDWICK ROAD, BOGNOR REGIS, WEST SUSSEX PO21 2PA

Last update on 03/02/2019

Local authority reference number	Council Tax band	Improvement indicator	With effect from	Mixed use property	Court code
0867709	A		19/12/2002	No	

[View previous Council Tax bands for this property](#)

[Do you think this Council Tax band is wrong?](#)

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FLAT 7 AT 150, ALDWICK ROAD, BOGNOR REGIS, WEST SUSSEX PO21 2PA

Last update on 03/02/2019

Local authority reference number	Council Tax band	Improvement Indicator	With effect from	Mixed use property	Court code
0867710	A		19/12/2002	No	

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Council Tax Demand Notice 2003/04

TO BILL
Arun District Council
Arun Civic Centre
Maltrovers Road
Littlehampton
West Sussex BN1

P.03/03

Doc 2.13

Tel: (01903) 7375

Fax No. (01903) 721

DX No. 57406 Littlehampton

Minicom: (01903) 732765

e-mail: revenue.benefits@arun.gov.uk

Date of issue: 28/04/03

Payment Reference Number: 8603450893
(Please quote when making payment)Property Reference Number: 0867663
(Please quote on all correspondence)

AMANDA STREET
C/O MR J WOOD-ROE
CHARTERED SURVEYOR
19 NORTH PALLANT
CHICHESTER

PO19 1TQ

Reason for producing bill:-
New occupation

Address of property charge relates to:-
FLAT 1, 160 ALDWICK ROAD
BOGNOR REGIS

Current valuation band of property

A

	Increase from 2002/03	Gross Annual Charge 2003/04
West Sussex County Council	18.54%	£572.88
Arun District Council	6.54%	£81.18
Bognor Regis Town Council	3.45%	£38.60
Sussex Police Authority	38.96%	£85.16
Total	17.77%	£756.82

YOUR COUNCIL TAX ACCOUNT

Council Tax for period 01/04/03 to 31/03/04 under band A
Less 25% discount due to single residency

756.82

-189.71

568.11

Total adjustments (see Summary of adjustments for details)

136.37

* Summary of adjustments

Council Tax for period 19/12/02 to 31/03/03 under band A
Less 25% discount due to single residency

181.83

-45.46

TOTAL AMOUNT PAYABLE BY YOU

£705.48

Payment slips are enclosed for you to use when paying your Council Tax

A first instalment of £81.48 is due by 25/05/03 followed by 8 subsequent instalments of £78.00 due by the 25th day of each month with the final instalment due by 25/01/04

You are required to notify this authority within 21 days if you have reason to believe that a discount awarded or classification as an exempt dwelling is incorrect. Failure to do this could result in the imposition of a penalty of £50.00

Why not pay by Direct Debit? See overleaf for alternative methods of payment

1 To Addressee

Mr J Wood Roe
19 North Pallant
Chichester
West Sussex
PO19 1TQ

2 Site Address

Location: 150 Aldwick Road, Bognor Regis

3 Description of Development

Job Description: Internal Alterations to Bathrooms and Kitchens

4

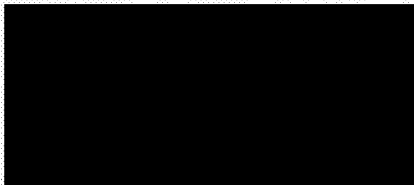
Full plans were deposited under the Building Regulations under Section 1(3) of the above Act on the 28th March 1997

A completion inspection was carried out on the 4th July 2018

This certificate is evidence, but not conclusive evidence, that the requirements specified in the certificate have been complied with.

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

Tel: (01903) 737756
DX: 57406 Littlehampton



Jim Henn
Head of Building Control