

## Jenny Poole

---

**From:** rebecca cotton <rebecca.chyp@gmail.com>  
**Sent:** 14 March 2022 09:51  
**To:** Joe Harris; Jenny Poole; Lisa Spivey; Joseph Walker; ERS  
**Subject:** Cirencester Housing for Young People - Room Size issue  
**Attachments:** 29-31 Querns Lane HMO Licence (1).pdf; Letter to CDC Derogation for room sizes 29-31 Querns lane.docx; CHYP room size derogation, CDC response, 17th February 2022 (1).jpg; Querns Lane ESTIMATE.doc

Dear Lisa, Jenny

I am emailing you today because we find ourselves in a situation where in 18 months from the 11th of January 2022, we will no longer be able to use 2 of our bedrooms in our property in Querns Lane reducing the provision from 7 rooms to 5 rooms. This is due to the 2 rooms in question being 6.31m<sup>2</sup> rather than the required 6.5m<sup>2</sup>

We feel strongly that this difference in size is not something a young homeless person would consider an issue particularly if the alternative is staying somewhere they are at risk or spending the night outside. We also understand from Gary Packers letter Ref: C/21/00681/HMO, that the size of room is enshrined in statute and so can not be deviated from.

Having looked at the issue and taken advice we feel we can increase the size of these rooms by the required amount by building an open alcove in the corner of the 2 rooms. This will involve removing a small part of a supporting wall and lintels being input. The estimate for the work is £1400 plus Vat per room. If we can not find another way around this we would like to request financial support to undertake this work. We know this will take several rooms out of service temporarily and with waiting lists as they are this is not an ideal situation and so if possible please consider the cost to put the young people up elsewhere temporarily if the rooms are currently in use while the work goes ahead.

I attach

- The HMO License
- Estimate for works
- Letter - request for derogation from room size requirements
- Response letter

Many thanks

Rebecca

Rebecca Cotton  
Community and Corporate Partnerships  
Email: [rebecca.chyp@gmail.com](mailto:rebecca.chyp@gmail.com)  
Mob: 07870808390

C/O Whiteway Farmhouse  
The Whiteway  
Cirencester  
GL7 7BA

7<sup>th</sup> March 2022

Rebecca Cotton,  
Cirencester Housing for Young People Ltd  
29/31 Querns Lane,  
Cirencester  
GL7 1RL

Dear Rebecca,

Please find below a guide price for the work to be carried at Querns Lane. Please note the increase from the initial guide price because the cost of materials has significantly increased.

Work to increase the size of rooms 1 and 5 Querns Lane to 6.51m<sup>2</sup>.

To cut through, supply and position lintels, install studwork and dry line. New walls to be plastered and painted.

2 men for two days plus plasterer - per room £1,400.00 + VAT

**Total cost £2,800.00 + VAT**

Yours sincerely,

Martin Lafford

Reply to: Gary Packer  
Tel: 01285 623000  
Email: ERS@cotswold.gov.uk



COTSWOLD  
DISTRICT COUNCIL

Mr Andy Johnson  
Chairman  
Cirencester Housing for Young People  
29 - 31 Querns Lane  
Cirencester  
Gloucestershire  
GL7 1RL

Ref No : C/21/00681/HMO

Date : 17<sup>th</sup> February 2022

Dear Mr Johnson

**Re: Request for derogation from room size requirements**

Thank you for your recent letter to Philip Measures regarding the above; this has been discussed between myself (the case officer) and Mr Measures. It was agreed that I would provide a written response.

We do sympathise with CHYP on this; as you have written, the rooms in question are only a little under the minimum size and the charity does need all the bedrooms it can get. We do understand and accept that altering the rooms will make little practical difference.

However, the minimum room sizes are enshrined in statute and we are not aware of any authority that would permit the Council to deviate from this.

We must therefore conclude that there can be no derogation from the room size requirements.

There is an 18 month period, dated from 3<sup>rd</sup> August 2021, before the condition has to be complied with, and the 'undersize rooms' can be occupied throughout this time as far as is practicable.

Yours sincerely

Gary Packer  
Senior Officer

CC: Philip Measures, Service Leader, Operational Services