

## **TUSTIN AND 1-32 HILLBECK CLOSE ESTATE REGENERATION**

### **LANDLORD'S INITIAL DEMOLITION NOTICE**

#### **Housing Act 1985, Schedule 5A**

TAKE NOTICE that THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF SOUTHWARK, 160 Tooley Street, London, SE1 2QH ("the Council") intends to demolish the following block(s) ("the Premises"):

- 1-34 Bowness House
- 1-98 Heversham House, Ilderton Road
- 1-38 Kentmere House, Manor Grove

The Council is required by Schedule 5A of the Housing Act 1985, to publish the following information:

- The demolition of the Premises is necessary for the regeneration of Tustin and 1-32 Hillbeck Close Estates. This is not possible without demolishing the Premises.
- The demolition is integral to the implementation of the recommendations of the Cabinet report dated 13<sup>th</sup> July 2021 details of which can be found in the printed minutes on the following web link under Item No. 14:

<https://moderngov.southwark.gov.uk/ieListDocuments.aspx?CId=302&MId=7014&Ver=4>

- The Council intends to demolish the Premises by 30<sup>th</sup> April 2025, being no more than seven years after the date of service of this Initial Demolition Notice ("Initial Notice") and being a reasonable period within which to carry out the proposed demolition.
- This Initial Notice will cease to be in force on 30<sup>th</sup> April 2025 unless it has already been revoked or otherwise terminated under the provisions of paragraph 3 of Schedule 5A of the Housing Act 1985.

#### **TAKE FURTHER NOTICE that:**

- (a) Whilst this Initial Notice is in force the Council shall be under no obligation to make such a grant as is mentioned in Section 138(1) of the Housing Act 1985 in respect of any claim to exercise the right to buy of properties ("Dwelling-Houses") which form part of the Premises;
- (b) Notwithstanding (a) above the service of this Initial Notice does not prevent:
  - (i) any claim to exercise the right to buy in respect of the Dwelling-Houses within the Premises; or

- (ii) the taking of such steps pursuant to Part V of the Housing Act 1985 in connection with any such claim in respect of the Dwelling-House up to the point where Section 138(1) would otherwise operate in relation to the claim; or
- (iii) the operation of Section 138(1) in most cases where this Initial Notice ceases to be in force.

However, if the Council subsequently serves a Final Demolition Notice in respect of the Premises the right to buy in respect of the Dwelling-House will not arise whilst that notice is in force and any existing claim in respect of the Dwelling-House will cease to be effective.

- (c) If there is an existing right to buy claim in respect of a Dwelling-House at the date this Initial Notice comes into force, there may be a right to compensation in relation to certain expenditure under Section 138C of the Housing Act 1985. This is provided that within three months, beginning with the date when the Initial Notice comes into force, the Council must be served with a written notice claiming an amount of compensation under Section 138C(3). The claim must be accompanied by receipts or other documents showing expenditure incurred.
- (d) Compensation is in respect of expenditure reasonably incurred before this Initial Notice comes into force in respect of legal and other fees and other professional costs and expenses payable in connection with the exercise of the right to buy.

The date on which this Initial Notice comes into force is the 28<sup>th</sup> October 2021 this being the date on which a copy of this Initial Notice was served on the tenants of the Premises.

Any queries, comments or observations regarding this matter should be directed to Trish Hadden, Sales & Acquisitions Manager, Southwark Council, 160 Tooley Street, London SE1 2QH or by email to [specialist.homepurchase@southwark.gov.uk](mailto:specialist.homepurchase@southwark.gov.uk).

**Dated:** 28<sup>th</sup> October 2021

**Name:** Michael Scorer

**Title:** Strategic Director of Housing and Modernisation

**On behalf of the Mayor and Burgesses of the London Borough of Southwark, 160 Tooley Street, London SE1 2QH**