

INITIAL DEMOLITION NOTICE

Made under

Section 138A and Schedule 5A Housing Act 1985 as amended

This Notice is given by London Borough of Hammersmith & Fulham of Town Hall King Street, Hammersmith W6 9JU (the "**Council**")

1 Properties affected

Hartopp Point, Pellant Road, London SW6 7NG - *Schedule 1 lists individual flats in this property.*

Lannoy Point, Pellant Road, London SW6 7NQ - *Schedule 2 lists individual flats in this property.*

(the "**Properties**")

2. Intention to demolish

It is the intention of the Council to demolish the Properties.

3. Purpose of demolition

The demolition of the Properties is required because a number of structural surveys and fire risk assessments have identified significant health and safety risks for residents. The Structural strengthening and associated works which are required to provide the buildings with sufficient resistance against disproportionate collapse are not financially viable.

4 Proposed demolition period

The Council intends to demolish the Properties before the end of 31 December 2020.

5. Date of expiry of the Initial Demolition Notice

5.1 This Notice will remain in force up to and including 31 December 2020 unless revoked or otherwise terminated under or by virtue of paragraph 3 of Schedule 5A of the Housing Act 1985.

5.2 Whilst this Notice is in force the Council will not be under an obligation to sell the freehold of any house or grant a lease as mentioned in section 138(1) of the Housing Act 1985 ("**Right to Buy**") in respect of any claim by a tenant to exercise the Right to Buy.

5.3 However, Right to Buy claims submitted to the Council for any of the Properties whilst this Notice is still in force will be processed by the Council as normal, so that if the demolition plans are not implemented the application can be completed.

6. Right to compensation

6.1 There may be a right to compensation under section 138C of the Housing Act 1985 in respect of certain expenditure incurred in relation to any existing Right to Buy claim that has been established prior to the date of the service of this Notice.

- 6.2 Any claim for compensation under the previous paragraph 6.1 of this Notice should be served upon the Council within the period of three months beginning from the date of this notice being served. A compensation claim can be made for any reasonable expenditure incurred by the tenant to date in respect of legal and other fees, and other professional costs and expenses, payable in connection with the exercise of that Right to Buy claim.
- 6.3 If the Council serves a Final Demolition Notice and a Right to Buy application is suspended due to the service of this Notice, that Right to Buy application will lapse and no further application can then be made whilst the Final Demolition Notice is in effect.
7. Further information about this Notice is obtainable from:
Mo Goudah, Project Manager, 020 8753 2620 or mo.goudah@lbhf.gov.uk

