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

Schedule 1

Individual flats in Hartopp Point, Pellant Road, London SW6 7NG

1 Hartopp Point, Pellant Road, London SW6 7NG	29 Hartopp Point, Pellant Road, London SW6 7NG
2 Hartopp Point, Pellant Road, London SW6 7NG	30 Hartopp Point, Pellant Road, London SW6 7NG
3 Hartopp Point, Pellant Road, London SW6 7NG	31 Hartopp Point, Pellant Road, London SW6 7NG
4 Hartopp Point, Pellant Road, London SW6 7NG	32 Hartopp Point, Pellant Road, London SW6 7NG
5 Hartopp Point, Pellant Road, London SW6 7NG	33 Hartopp Point, Pellant Road, London SW6 7NG
6 Hartopp Point, Pellant Road, London SW6 7NG	34 Hartopp Point, Pellant Road, London SW6 7NG
7 Hartopp Point, Pellant Road, London SW6 7NG	35 Hartopp Point, Pellant Road, London SW6 7NG
8 Hartopp Point, Pellant Road, London SW6 7NG	36 Hartopp Point, Pellant Road, London SW6 7NG
9 Hartopp Point, Pellant Road, London SW6 7NG	37 Hartopp Point, Pellant Road, London SW6 7NG
10 Hartopp Point, Pellant Road, London SW6 7NG	38 Hartopp Point, Pellant Road, London SW6 7NG
11 Hartopp Point, Pellant Road, London SW6 7NG	39 Hartopp Point, Pellant Road, London SW6 7NG
12 Hartopp Point, Pellant Road, London SW6 7NG	40 Hartopp Point, Pellant Road, London SW6 7NG
13 Hartopp Point, Pellant Road, London SW6 7NG	41 Hartopp Point, Pellant Road, London SW6 7NG
14 Hartopp Point, Pellant Road, London SW6 7NG	42 Hartopp Point, Pellant Road, London SW6 7NG
15 Hartopp Point, Pellant Road, London SW6 7NG	43 Hartopp Point, Pellant Road, London SW6 7NG
16 Hartopp Point, Pellant Road, London SW6 7NG	44 Hartopp Point, Pellant Road, London SW6 7NG
17 Hartopp Point, Pellant Road, London SW6 7NG	45 Hartopp Point, Pellant Road, London SW6 7NG
18 Hartopp Point, Pellant Road, London SW6 7NG	46 Hartopp Point, Pellant Road, London SW6 7NG
19 Hartopp Point, Pellant Road, London SW6 7NG	47 Hartopp Point, Pellant Road, London SW6 7NG
20 Hartopp Point, Pellant Road, London SW6 7NG	48 Hartopp Point, Pellant Road, London SW6 7NG
21 Hartopp Point, Pellant Road, London SW6 7NG	49 Hartopp Point, Pellant Road, London SW6 7NG
22 Hartopp Point, Pellant Road, London SW6 7NG	50 Hartopp Point, Pellant Road, London SW6 7NG
23 Hartopp Point, Pellant Road, London SW6 7NG	51 Hartopp Point, Pellant Road, London SW6 7NG
24 Hartopp Point, Pellant Road, London SW6 7NG	52 Hartopp Point, Pellant Road, London SW6 7NG
25 Hartopp Point, Pellant Road, London SW6 7NG	53 Hartopp Point, Pellant Road, London SW6 7NG
26 Hartopp Point, Pellant Road, London SW6 7NG	54 Hartopp Point, Pellant Road, London SW6 7NG
27 Hartopp Point, Pellant Road, London SW6 7NG	55 Hartopp Point, Pellant Road, London SW6 7NG
28 Hartopp Point, Pellant Road, London SW6 7NG	56 Hartopp Point, Pellant Road, London SW6 7NG

Schedule 2

Individual flats in Lannoy Point, Pellant Road, London SW6 7NQ

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1 Lannoy Point, Pellant Road, London SW6 7NQ	29 Lannoy Point, Pellant Road, London SW6 7NQ
2 Lannoy Point, Pellant Road, London SW6 7NQ	30 Lannoy Point, Pellant Road, London SW6 7NQ
3 Lannoy Point, Pellant Road, London SW6 7NQ	31 Lannoy Point, Pellant Road, London SW6 7NQ
4 Lannoy Point, Pellant Road, London SW6 7NQ	32 Lannoy Point, Pellant Road, London SW6 7NQ
5 Lannoy Point, Pellant Road, London SW6 7NQ	33 Lannoy Point, Pellant Road, London SW6 7NQ
6 Lannoy Point, Pellant Road, London SW6 7NQ	34 Lannoy Point, Pellant Road, London SW6 7NQ
7 Lannoy Point, Pellant Road, London SW6 7NQ	35 Lannoy Point, Pellant Road, London SW6 7NQ
8 Lannoy Point, Pellant Road, London SW6 7NQ	36 Lannoy Point, Pellant Road, London SW6 7NQ
9 Lannoy Point, Pellant Road, London SW6 7NQ	37 Lannoy Point, Pellant Road, London SW6 7NQ
10 Lannoy Point, Pellant Road, London SW6 7NQ	38 Lannoy Point, Pellant Road, London SW6 7NQ
11 Lannoy Point, Pellant Road, London SW6 7NQ	39 Lannoy Point, Pellant Road, London SW6 7NQ
12 Lannoy Point, Pellant Road, London SW6 7NQ	40 Lannoy Point, Pellant Road, London SW6 7NQ
13 Lannoy Point, Pellant Road, London SW6 7NQ	41 Lannoy Point, Pellant Road, London SW6 7NQ
14 Lannoy Point, Pellant Road, London SW6 7NQ	42 Lannoy Point, Pellant Road, London SW6 7NQ
15 Lannoy Point, Pellant Road, London SW6 7NQ	43 Lannoy Point, Pellant Road, London SW6 7NQ
16 Lannoy Point, Pellant Road, London SW6 7NQ	44 Lannoy Point, Pellant Road, London SW6 7NQ
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