

# INITIAL DEMOLITION NOTICE MADE UNDER SECTION 138A AND SCHEDULE 5A OF THE HOUSING ACT 1985 AS AMENDED

This Notice is given by The Lord Mayor and Citizens of the City of Westminster of Westminster City Hall 64 Victoria Street London SW1E 6QP (**“the Council”**).

## Intention to demolish flats at Peebles House 40 Carlton Vale London NW6 5ET

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

### 1. The properties

The properties affected by this Notice are:

Flat 1, Peebles House, 40 Carlton Vale	London	NW6 5ET
Flat 2, Peebles House, 40 Carlton Vale	London	NW6 5ET
Flat 3, Peebles House, 40 Carlton Vale	London	NW6 5ET
Flat 4, Peebles House, 40 Carlton Vale	London	NW6 5ET
Flat 5, Peebles House, 40 Carlton Vale	London	NW6 5ET
Flat 6, Peebles House, 40 Carlton Vale	London	NW6 5ET
Flat 7, Peebles House, 40 Carlton Vale	London	NW6 5ET
Flat 8, Peebles House, 40 Carlton Vale	London	NW6 5ET
Flat 9, Peebles House, 40 Carlton Vale	London	NW6 5ET

**(“the Relevant Premises”)**.

### 2. Intention to demolish

The Council intends to demolish the Relevant Premises.

### 3. Purpose of demolition

The demolition of the Relevant Premises is to allow for the development of a new housing scheme including extra care accommodation for older people at Carlton Dene, with the Relevant Premises included in the redevelopment scheme at Carlton Dene. The proposed demolition is commensurate with the City for All commitment and reflected in the Council’s 2010 Joint Commissioning Strategy for Older People. Redevelopment of Carlton Dene Care Home forms part of the Council’s Specialist Housing Strategy for Older People Programme which aims to provide more high quality extra care and supported accommodation in the Council’s area.

### 4. Proposed demolition period

It is the Council's intention that the proposed demolition of the Relevant Premises will be carried out before the end of **30 September 2025**.

## 5. Date of expiry of the Initial Demolition Notice

5.1 The Council has served initial demolition notices on the tenants of the Relevant Premises. These initial demolition notices will remain in force up to and including 30 September 2025 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 shall not be under any obligation to sell the freehold of any house or grant a lease as mentioned in section 138(1) of the Housing Act 1985 in respect of any claim by a tenant to exercise the right to buy in respect of any dwelling-house contained in the Relevant Premises.

## 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.

## 7. Further information

You may obtain further information about this Notice from:

Adam Westbury  
Development Manager  
Growth, Planning and Housing  
Westminster City Council  
13th Floor  
64 Victoria Street  
London  
SW1E 6QP

Tel: 07798 926 211

Email: [awestbury@westminster.gov.uk](mailto:awestbury@westminster.gov.uk)

Tasnim Shawkat, Director of Law  
for and on behalf of the Council

26 July 2019