

TOLLGATE GARDENS ESTATE

Initial Demolition Notice

Made under Schedule 5A of the Housing Act 1985 as amended by the Housing Act 2004

This NOTICE is given by Westminster City Council of City Hall 64 Victoria Street London SW1E 6QP ("the Council").

INTENTION TO DEMOLISH

It is the intention of the Council to demolish the properties at:

nos. 1, 4, 6, 9, 10, 11, 12, 13, 15, 16, 20, 21, 24, 25, 26, 27, 28, 29, 30, 31, 32, 34, 35, 36, 37, 39, 43, 44, 46, 48, 49, 50, 51, 52, 53 and 57 Godwin House Tollgate Gardens Estate London NW6 5SJ

and

nos. 1, 2, 4, 6, 7, 8, 9, 12, 13, 14, 15, 16, 18, 20, 21, 29, 30, 31 Wingfield House Tollgate Gardens Estate London NW6 5SH

("the Relevant Properties") comprising part of the Tollgate Gardens Estate ("the Estate").

REASONS FOR DEMOLITION

The reason for the intended demolition is that the Relevant Properties are within an area that it is intended will be subject to comprehensive redevelopment to allow the building of 195 new homes and facilities and the improvement of Tollgate House as part of the regeneration of the Estate.

PROPOSED DEMOLITION PERIOD

The Council intends to demolish the Relevant Properties within a period commencing on 6 June 2013 and ending on 5 June 2018.

DURATION OF THIS NOTICE

This Notice will remain in force up to and including 5 June 2018 unless it has been revoked or otherwise terminated under or by virtue of paragraph 3 of Schedule 5A of the Housing Act 1985.

EFFECT OF THIS NOTICE

Whilst this Notice is in force, the Council will not be under any obligation to make a grant of the freehold or of a lease of any dwelling house 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 any of the premises described in this Notice.

This Notice does not prevent a tenant from making a Right to Buy claim and any such claim submitted to the Council for the Relevant Properties whilst this Notice is still in force will be processed by the Council as normal, so that if the demolition plans cannot be implemented, the application can be completed .

In addition, if the Council subsequently serve a Final Demolition Notice in respect of the Relevant Properties, the Right to Buy will not arise in respect of it whilst that Notice is in force and any existing claim will cease to be effective.

RIGHT TO COMPENSATION

Where this Notice has been served on a tenant who has an existing Right to Buy claim at the date of service of this Notice, Section 138C of the Housing Act 1985 gives the tenant a right to compensation in respect of certain expenditure incurred in relation to any existing Right to Buy claim.

Compensation under Section 138C is compensation in respect of expenditure reasonably incurred by the tenant before the operative date of this Notice in respect of legal and other fees, and other professional costs and expenses payable in connection with the exercise of the existing Right to Buy claim.

Any claim for compensation under Section 138C should be served upon the Council three months beginning from the operative date of this Notice.

OPERATIVE DATE

The operative date of this Notice is 6 June 2013, which is the date that a copy of this Notice was served on the tenants of the Relevant Properties.

Signed:

Print Name: Ben Denton, Strategic Director of Housing, Regeneration and Property

Dated: 6 June 2013