

# **TUSTIN REGENERATION LANDLORD'S FURTHER INITIAL DEMOLITION NOTICE ("Further Notice")**

## **Under Schedule 5A of the Housing Act 1985**

TAKE NOTICE that THE MAYOR AND BURGESSES OF THE LONDON BOROUGH SOUTHWARK of 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 Estate. This is not possible without demolishing the Premises. The demolition is integral to the implementation of the recommendations of the Cabinet report dated the 13<sup>th</sup> July 2021 which can be found in the printed minutes of the following weblink under Item No. 14:

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

- The Council intends to demolish the Premises by the 23<sup>rd</sup> April 2032, being no more than seven years after the date of service of this Further Initial Demolition Notice ("Further Initial Notice") and being a reasonable period within which to carry out the proposed demolition.
- The Council served Initial Demolition Notices upon the tenants of the Premises which notices expire on the 30<sup>th</sup> April 2025.
- This Further Initial Notice is served with the permission of the Secretary of State for the Ministry of Housing, Communities and Local Government, under paragraph 4 of Schedule 5A of the Housing Act 1985, and consent from the Secretary of State has been obtained by the Council.
- This Further Initial Notice will cease to be in force on the 23<sup>rd</sup> April 2032 unless it has already been revoked or otherwise terminated under the provisions of paragraph 3 of Schedule 5A of the Housing Act 1985.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 Further 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 Further Initial Notice does not prevent:
- (i) making 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 Houses 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 Further Initial Notice ceases to be in force.

However, if the Council subsequently serves a Final Demolition Notice in respect of the Premises (which includes the Dwelling Houses), the Right to Buy in respect of the Dwelling Houses will not arise whilst that notice is in force and any existing claim in respect of the Dwelling Houses will cease to be effective.

- (c) If there is an existing Right to Buy claim in respect of s Dwelling House at the date this Further 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 this Further Initial Notice comes into force, the Council is served 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 Further 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 Further Initial Notice comes into force is the 24<sup>th</sup> April 2025 this being the date on which a copy of this Further 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, Sales & Acquisitions Team, PO Box 64529, London, SE1P 5LX or by email to [Specialist.Homepurchase@southwark.gov.uk](mailto:Specialist.Homepurchase@southwark.gov.uk).

**Dated:** 24<sup>th</sup> April 2025

**Name:** Hakeem Osinaike

**Signed:**



**Title:** Strategic Director of Housing

**On behalf of the Mayor and Burgesses of the London Borough of Southwark**