

Initial Demolition Notice

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

This Notice is given by London Borough of Waltham Forest of Town Hall, Forest Road, Walthamstow, London, E17 4JF (“The Council”).

It is the intention of the Council to demolish the dwellings, including your own, and the buildings containing them (“the Relevant Properties”), set out below;

1-67 Rosewood Court, 4 Victoria Road, Leytonstone, London, E11 4JR (69 properties)

13-23 Blackthorn Court, 60 Hall Road, Leytonstone, London, E15 2DL (11 properties)

72-113 Blackthorn Court, 60 Hall Road, Leytonstone, London, E15 2DL (41 properties)

1-47 Gean Court, 4 Langthorne Road, Leytonstone, London, E11 4HT (49 properties)

1-86 Mulberry Court, 6 Langthorne Road, Leytonstone, London, E11 4HW (87 properties)

The demolition of the Relevant Properties is necessary for regeneration of Avenue Road Estate and is integral to the future plans for the estate. Any regeneration will replace existing Council homes with new Council homes; improve the quality of the local estate environment through better public open spaces and new social infrastructure such as community centres.

The Council intends to demolish the Relevant Properties before the end of 2027. This is within the 7 year legal time limit for this Notice to expire.

This Notice will remain in force up to and including 15 July 2027 unless revoked or otherwise terminated under or by virtue of paragraph 3 of Schedule 5A of the Housing Act 1985.

Whilst this Notice is in force, the Council will not be under an obligation to make a grant as mentioned in section 138(1) of the Housing Act 1985 in respect of any claim by a Tenant to exercise their Right to Buy in respect of any of the Relevant Properties.

Where this Initial Demolition Notice has been served upon a secure tenant with an existing claim to exercise Right to Buy in respect of any of the Relevant Properties, there may be a right to compensation under Section 138C of the Housing Act 1985 in respect of certain expenditure incurred in relation to that existing Right to buy claim.

The operative date of this Notice is 15 July 2020 which is the date a copy of this Notice was served on the tenants and occupiers of addresses:

1-67 Rosewood Court, 4 Victoria Road, Leytonstone, London, E11 4JR

13-23 Blackthorn Court, 60 Hall Road, Leytonstone, London, E15 2DL

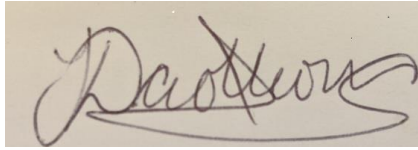
72-113 Blackthorn Court, 60 Hall Road, Leytonstone, London, E15 2DL

1-47 Gean Court, 4 Langthorne Road, Leytonstone, London, E11 4HT

1-86 Mulberry Court, 6 Langthorne Road, Leytonstone, London, E11 4HW

DATED: 15 July 2020

SIGNED:

A rectangular image showing a handwritten signature in dark ink on a light-colored background. The signature is cursive and appears to read 'Jacqueline Franklin'.

You may obtain further information about this Notice from:

Name: Jacqueline Franklin

Tel: 020 8496 5162

Email: Jacqueline.franklin@walthamforest.gov.uk