## NOTICE TO SECURE TENANTS

**Initial Demolition Notice (the “Notice”)**

**Suspension of the Right to Buy on part of the Achilles Street Estate, LONDON SE14 (the “Achilles Street Estate”)**

**Under Section 138A and Schedule 5A of the Housing Act 1985**

This Notice is given by the **Mayor and Burgesses of the London Borough of Lewisham**, of Laurence House, 1 Catford Road, Catford, London SE6 4RU (the “Council”)

Issued on the 19th February 2021 (the “Operative Date”).

## 1/ Intention to Demolish

## The Council intends to demolish certain properties situated on the Achilles Street Estate (the “Relevant Properties”). The Relevant Properties are listed in the Schedule attached to this Notice.

##### 2/ Reasons for Demolition

The demolition of the Relevant Properties is necessary for the regeneration of this part of the Achilles Street Estate.

**3/ Proposed Demolition Period**

The Council intends to demolish the properties listed in the attached schedule by the 31st January 2028, being no more than seven years after the date of service of this notice and being a reasonable period within which to carry out the proposed demolition.

##### 4/ Date by which this Initial Demolition Notice shall no longer have effect

This Notice has been served by the Council upon the tenants of all the Relevant Properties. This Notice will remain in force up to and including the 31st January 2028 unless it is revoked or otherwise ceases to be in force under the provisions of paragraph 3 of Schedule 5A of the Housing Act 1985 (“the Act”).

##### 5/ Effect of this Notice

This Notice does not prevent Right to Buy claims being submitted for the Relevant Properties. Right to Buy claims submitted to the Council for any of the Relevant Properties whilst this Notice is still in force will be processed by the Council as normal, so that if the demolition plans fail to proceed, the sale can be completed. However, whilst this Notice is in force the Council will not be under an obligation to make such a grant as is mentioned in Section 183(1) of the Act in respect of any claim to exercise the Right to Buy in respect of any of the Relevant Properties.

If the Council subsequently serves a Final Demolition Notice in respect of the Relevant Properties, the Right to Buy will not arise in respect of any of the Relevant Properties and any existing Right to Buy claims will cease to be effective.

##### 6/ Right to Compensation

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Where this Notice has been served upon a secure tenant with an existing claim to exercise a Right to Buy in relation to one of the Relevant Properties, there may be a right to compensation under Section138C of the Act in respect of certain expenditure incurred in respect to that existing Right to Buy application.

Any claim for compensation should be served upon the Council within the period of three months starting from the Operative Date. Compensation under Section 138C is compensation in respect of expenditure reasonably incurred by the tenant before the Operative Date in relation to legal and other fees and professional costs and expenses, payable in connection with the exercise of that Right to Buy. Your claim must be accompanied by receipts or other documents showing that you have

incurred the expenditure in question.

Further information about this Notice can be obtained from:

James Ringwood, Housing Delivery Manager, Strategic Housing Team, The London

Borough of Lewisham, 4th Floor Laurence House, 1 Catford Road, Catford, London

SE6 4RU

By telephone: 0208 314 7944

By email: [james.ringwood@lewisham.gov.uk](mailto:james.ringwood@lewisham.gov.uk)

Schedule of Relevant Properties

The following properties are affected by the Notice as served by the London Borough of Lewisham on the 19th of February 2021.

1-25 Austin House, London SE14 6BB

1-24 Fenton House, London SE14 6BD

1-24 Azalea House, London SE14 6BA and

Flats A-Q, 363 New Cross Road, London, SE14 6AT