



THE HIGH ROAD WEST REGENERATION INITIAL DEMOLITION NOTICE

Under Schedule 5A of the Housing Act 1985 as inserted by clause 182 of the
Housing Act 2004

This Notice is given by **The Mayor & Burgesses of the London Borough of Haringey, Civic Centre, London N22 8LE** (“the council”)

The intention of the London Borough of Haringey to demolish properties on the Love Lane Estate, London, N17

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

Intention to Demolish

The Council intends to demolish the following properties:

- Ermine House, Moselle Street, N17 8DE
- Moselle House, William Street, N17 8DD
- Charles House, Love Lane, N17 8DB
- 2-32 Whitehall Street, N17
- 3-89 Whitehall Street, N17
- 4-18 Brereton Road, N17
- 2-28 Orchard Place, N17
- 9-39 White Hart Lane, N17 8DU
- Kathleen Ferrier Court, Brereton Road, N17 8BY

Reason for Demolition

The demolition of the above properties is necessary for the regeneration of the High Road West area and is integral to the scheme.

Demolition Period

The Council intends to demolish the properties listed above by 2nd January 2022, 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.

Date by which the Initial Demolition Notice shall no longer have effect

The Council has served initial demolition notices upon the tenants of the flats. These notices remain in force until 22 January 2022 unless revoked or otherwise terminated under by virtue of paragraph 3 of Schedule 5A of the Housing Act 1985.

Effect of the Initial Demolition Notice

Whilst this Notice remains in force the Council will not be under an obligation to make such a grant as is mentioned in Section 138(1) of the Act in respect of any claim made by you to exercise the Right to Buy in respect of any of the Relevant Premises.

This Notice does not prevent:-

- (i) you from making a claim to exercise the Right to Buy
- (ii) you taking such steps pursuant to Part V of the Act in connection with any such claim up to the point of operation of Section 138 (1) of the Act
- (iii) the operation of Section 138 (1) in most circumstances when this Notice ceases to be in force but

If the Council subsequently serves a Final Demolition Notice in respect of the Relevant Premises, the Right to Buy will not arise in respect of the Relevant Premises while that Notice is in force and any existing claim will cease to be effective.

Right to Compensation

You may have a right to compensation under Section 138C of the Act in respect of certain expenditure incurred if at the time when this Notice is served on you there is already an existing claim to exercise the Right to Buy in respect of the Property. In such circumstances if within the period of three months beginning with the date when the Initial Notice comes into force ("the Operative Date") you serve on the Council a written notice claiming an amount of compensation, the council shall pay that amount to you.

Compensation is in respect of expenditure reasonably incurred by you before the Operative Date in respect of legal and other fees and other professional costs and expenses payable in connection with the exercise by you of the 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 is obtainable from: Sarah Lovell, Area Regeneration Manager, Tottenham Regeneration Team, London Borough of Haringey on 0208489 2025 or sarah.lovell@haringey.gov.uk

Dated: 9th February 2015

Name: Lyn Garner

Title: Director of Regeneration, Planning and Development
On behalf of the Mayor and Burgesses of the London Borough of Haringey