

## INITIAL DEMOLITION NOTICE

Under Schedule 5A of the Housing Act 1985 as inserted by  
Clause 183 of the Housing Act 2004

### To:

This Notice relates to the Dwelling known as **[RAINHAM ROAD NORTH, DAGENHAM, RM10 7BN] (The Dwelling)**

### NOTICE IS HEREBY GIVEN

That the Mayor and Burgesses of the London Borough of Barking and Dagenham of Civic Centre, Dagenham, RM10 7BN ("the Council") intends to demolish:

- 263, 265, 267 & 269 Rainham Road North, Dagenham, Essex, RM10 7BN
- 271, 273, 275 & 277 Rainham Road North, Dagenham, Essex, RM10 7DX
- 279, 281, 283 & 285 Rainham Road North, Dagenham, Essex, RM10 7DX
- 291, 293, 295, 297, 299 & 301 Oxlow Lane, Dagenham, Essex, RM10 7YU

### Reason for Demolition

The reason for the intended demolition is to enable the implementation of the Estate Renewal Programme which will deliver an improvement in both the quality and number of homes in the borough.

### Date by Demolition

The period within which it is intended to carry out the proposed demolition will be no later than **5<sup>th</sup> February 2025**.

The date when any initial demolition notice or notices relating to the above premises will cease to be in force, unless revoked or otherwise terminated under the Housing Act 1985 Schedule 5A paragraph3, is **5<sup>th</sup> February 2025**

### Effect of this Notice

During the period of validity of any such notice or notices the Council as landlord will not be under any obligation to make a grant of the freehold or

of a lease of any dwelling house comprised in the above premises in respect of any claim to exercise the right to buy(or) the preserved right to buy (or)the right to acquire in respect of any such dwelling house.

This Notice does not prevent the Tenant from making any such claim and the taking of steps in connection with any such claim up to the point where the Landlord's duty to make a grant would otherwise operate in relation to the claim; or the operation of that duty in most circumstances where the notice ceases to be in force; but that, if the landlord subsequently serves a Final Demolition Notice in respect of the dwelling, the right to buy will not arise in respect of it while that notice is in force and any existing claim will cease to be effective

If a claim had been made before the date of service of this notice, then there may be a right to compensation under the Housing Act 1985 Section 138C in respect of certain expenditure incurred in respect of any existing claim.

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Dated: 5<sup>th</sup> February 2020



Signed: **Michael Westbrook- Head of Housing and Assets Strategy on behalf of the Landlord**

London Borough of Barking and Dagenham c/o

Be First 9<sup>th</sup> floor Maritime House 1 Linton Road Barking London IG11 8HG