THE LONDON BOROUGH OF BARKING AND DAGENHAM
INITIAL DEMOLITION NOTICE
SECTION 138(A) AND SCHEDULE 5A TO THE HOUSING ACT 1985

THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF BARKING AND DAGENHAM ("the Landlord") hereby gives notice of its intention to demolish the buildings ("the relevant premises") at;

1-21 MILLARD TERRACE, DAGENHAM, ESSEX, RM10 8RF

22-84 MILLARD TERRACE, DAGENHAM, ESSEX, RM10 8RG

85-156 MILLARD TERRACE, DAGENHAM, ESSEX, RM10 8RQ

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.

It is the Council's intention that the demolition of the relevant premises will be carried out within the period. January 2029 to January 2031 This Notice will remain in force up to and including November 2033 unless revoked or otherwise terminated under or by virtue of paragraph 3 and 3A of Schedule 5A of the Housing Act 1985.

During the period of validity of this Notice, The London Borough of Barking and Dagenham will not be under any obligation to make a freehold transfer or lease under Section 138(1) of the Housing Act 1985 in respect of any claim to exercise

the right to buy in respect of any dwelling that is contained in the relevant premises.

This Notice does not prevent the making of a claim under the right to buy or the taking of any steps under this part in connection with any such claim up to the point where section 138(1) would otherwise operate in relation to the claim or the operation of that provision in most circumstances where the notice ceases to be in force but if the Landlord subsequently serves a final demolition notice in respect of the relevant premises, 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.

There may be a right to compensation under Section 138C in respect of certain expenditure incurred in respect of any existing claim to right to buy.

J. Knight

John Knight – Director of Housing

Date- 6th November 2026

You may obtain further information about this Notice from:

Jennie Coombs Head of Affordable Housing

Notes

1. The Landlord may serve a Final Demolition Notice at any time during the period that this Notice is in force

2. Compensation under section 138C is compensation in respect of expenditure reasonably incurred by the Tenant before the date of this Notice in respect of legal and other fees and other professional costs and expenses payable in connection with the exercise by the Tenant of the right to buy. Any claim for compensation must be supported by receipts or other documents showing that the Tenant incurred the expenditure in question and must be served on the Landlord in writing within three months of the date of this Notice.

3. The Council can apply to the Secretary of State for an extension of the period that this Notice is in force

4. A Public Notice confirming the demolition of the Building has been placed in a local newspaper, in the Council's *newsletter* and on the Council's website.