

INITIAL DEMOLITION NOTICE

Under Schedule 5A of the Housing Act 1985 (as amended)

This Notice is given by **The Mayor & Burgesses of the London Borough of Newham, Newham Dockside, 1000 Dockside Road, London E16 2QU]** (“the Council”) and is served with the consent of the Secretary of State pursuant to paragraph 4(2) of Schedule 5A of the Housing Act 1985 given on 11 November 2024

RE: The intention of the Council to demolish properties on the Carpenters Estate, Stratford, London E15:

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

1. The Council intends to demolish the following properties located on the Carpenters Estate, Stratford E15:

1-68 Dennison Point, Gibbins Road London E15 2LY; 69-134 Dennison Road, Gibbins Road London E15 2LZ;

52-62 Doran Walk, London E15 2JT

1-27 (except 1A and 1B) Biggerstaff Road London E15 2JR

2-60 Biggerstaff Road London E15 2LU; 62-138 Biggerstaff Road London E15 2LX

26-38B Warton Road, Stratford E15 2JU

(“the Relevant Properties”).

2. The demolition of the Relevant Properties is necessary for the implementation of the Carpenters Estate Regeneration Programme.
3. The Council intends to demolish the Relevant Properties by 20 February 2030.
4. The Council has served initial demolition notices upon the tenants of the Relevant Properties. These notices will remain in force until 20 February 2030 unless revoked or otherwise terminated under or by virtue of paragraph 3 of Schedule 5A of the Housing Act 1985.
5. This Initial Demolition Notice is given further to an initial demolition notice dated 21 February 2018 and permission to do so has been granted by the Secretary of State under powers conferred by paragraph 4(2) of Schedule 5A of the Housing Act 1985.
6. Whilst this Notice remains in force the Council will be under no obligation to make such a grant as is mentioned in section 138(1) of the Housing Act 1985 in respect of any claim to exercise the right to buy in respect of any of the Relevant Properties.
7. However, this Notice does not prevent:
 - a) a tenant of any of the Relevant Properties submitting a Right to Buy claim; or
 - b) the taking of any steps in connection with any such claim up to the point where section 138(1) of the Housing Act 1985 would otherwise operate in relation to the claim; or
 - c) the operation of that provision in most circumstances where the notice ceases to be in force.

8. Should the Council subsequently serve 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 while that notice is in force and any existing claim will cease to be effective.
9. There may be a right to compensation under paragraph 138C of the Housing Act 1985 in respect of certain expenditure incurred in relation to any suspended but existing right to buy claim in respect of any of the Relevant Properties.

You may obtain more information about this Notice from:
Newham Council Regeneration Team on 020 3373 3906 or email
regeneration@newham.gov.uk

Dated: 26 February 2025

Name: Darren Mackin
Title: Director of Community Wealth Building
On behalf of the Mayor & Burgesses of the London Borough of Newham