



## **Initial Demolition Notice**

### **(S.138A and Schedule 5A the Housing Act 1985)**

Notice is hereby given that Southampton City Council's ("the Council") intends to demolish and redevelop the following properties, including flats and maisonettes, and all associated garages, sheds, and service yards (relevant properties") all of which are in Townhill Park, Southampton.

The relevant properties are:

Benhams Road (Even numbers 2 – 32) SO18 2FF

Benhams Road (Numbers 34 – 64) SO18 2FF

Hallet Close (Odd numbers 1 – 21) SO18 2FD

Kingsdown Way (Odd numbers 1 -21) SO18 2GJ

Kingsdown Way (Odd numbers 23 – 43) SO18 2GL

Kingsdown Way (Odd numbers 45 – 65) SO18 2GN

Kingsdown Way (Odd numbers 67 – 87) SO18 2GP

Meggeson Avenue (Even numbers 144 – 164) SO18 2FE

Meggeson Avenue (Even numbers 166 – 186) SO18 2FE

Meggeson Avenue (Even numbers 254 – 274) SO18 2HD

Meggeson Avenue (Even numbers 276 – 296) SO18 2HD

Meggeson Avenue (Even numbers 298 – 318) SO18 2HD

Meggeson Avenue (Odd numbers 107 – 125) SO18 2FN (including row of shops)

Meggeson Avenue (Odd numbers 289 – 309) SO18 2HE

Meggeson Avenue (Odd numbers 311 – 331) SO18 2HE

Rowlands Walk (Odd numbers 45 – 87) SO18 2GW

Rowlands Walk (Odd numbers 89 – 131) SO18 2GU

The Council is required by Schedule 5 (A) of the Housing Act 1985 to provide you with the following information:

1. The Council intends to demolish the relevant properties. These relevant properties are part of the Townhill Park Regeneration scheme which will improve the quality of our council estates, as well as create new, affordable homes for local people.
2. An Initial Demolition Notice was first served in 2014 which included these relevant properties and that Notice runs out on the 3<sup>rd</sup> January 2021. The council has received approval from the Secretary of State to serve a new notice on these relevant properties, which will run from 4<sup>th</sup> January 2021 until 31<sup>st</sup> December 2025. Serving the new Initial Demolition Notice is part of a formal process the council is required to go through before it can continue to progress the regeneration proposals affecting these properties. This notice will remain in force up to and including 31<sup>st</sup> December 2025 unless revoked or otherwise terminated under or by virtue of paragraph 3 of Schedule 5A of the Housing Act 1985.
3. There is no demolition work scheduled to take place imminently. The decommissioning order follows an approved schedule. Proposed changes to the order are currently out for public consultation which closes on the 31<sup>st</sup> December 2020. Confirmation of the new order is expected around February 2021. In the meantime, the current decommissioning programme is continuing as scheduled. A copy of the existing order and the proposed order, which is currently out for consultation is contained in the letter accompanying this notice and will also be available on the Southampton City Council website
4. Whilst the Notice is in force the Council will not be under an 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
5. Right to Buy claims submitted to the Council for any of the Relevant Properties whilst the Initial Demolition Notice is still in force will be processed by the Council as normal so that if the demolition plans fail to proceed the application can be completed.

6. If the Council subsequently serves a Final Demolition Notice in respect of the Relevant Properties, the Council is empowered to refuse any existing or future Right to Buy applications for any of the Relevant Properties.
7. Where this Initial Demolition Notice has been served upon a secure tenant with an existing claim to exercise Right to Buy in respect of any of the Relevant Properties there may be a right to compensation under Section 138C of the Housing Act 1985 in respect of certain expenditure incurred in relation to that existing Right to Buy claim.
8. Any claim for compensation under Clause 8 of this Notice should be served upon the Council within the period of three months beginning from the operative date of this Notice. Compensation under Section 138C is compensation in respect of expenditure reasonably incurred by the tenant before the operative date in respect of legal and other fees and other professional costs and expenses payable in connection with the exercise of that Right to Buy claim.

Dated this third day of January 2021

Signed:

Kate Martin

Director of Place

**If you have any queries regarding this Notice, please contact: Sue Jones at [sue.jones@southampton.gov.uk](mailto:sue.jones@southampton.gov.uk) or phone 0782 7355 794**