

## **ROCHDALE BOROUGHWIDE HOUSING LIMITED INITIAL DEMOLITION NOTICE**

**Under Schedule 5A of the Housing Act 1985 as inserted by clause 182 of the Housing Act 2004 and amended by the Housing and Regeneration Act 2008**

This Notice is given by ROCHDALE BOROUGHWIDE HOUSING LIMITED of Sandbrook House, Sandbrook Way, Rochdale OL11 1RY

Rochdale Boroughwide Housing Limited ("RBH") is required by Schedule 5A of the Housing Act 1985 to publish the following information:

### **Intention to demolish**

RBH intends to demolish the following properties, including flats, maisonettes and where applicable garages, sheds and commercial premises ("**the Relevant Premises**"):

3 - 96 Mitchell Hey, College Bank, Rochdale OL12 6UL

101 – 202 Mitchell Hey, College Bank, OL12 6UN

3 – 96 Dunkirk Rise, College Bank, Rochdale OL12 6UH

101 – 202 Dunkirk Rise, College Bank, OL12 6UJ

3 - 96 Tentercroft, College Bank, Rochdale OL12 6UG

101 – 202 Tentercroft, College Bank, OL12 6UQ

3 - 96 Town Mill Brow, College Bank, Rochdale OL12 6UE

101 – 202 Town Mill Brow, College Bank, OL12 6UF

### **Reason for Demolition**

The demolition of the Relevant Premises is necessary for regeneration of the College Bank neighbourhood as part of RBH's Rochdale Town Centre regeneration proposals confirmed in June 2017.

### **Demolition Period**

RBH intends to demolish the relevant premises by 25 March 2026, 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**

RBH will be serving an Initial Demolition Notice upon the tenants of the Relevant Premises. This Notice will cease to be in force on 25 March 2026, unless previously revoked under the provisions of paragraph 3 of Schedule 5A of the Housing Act 1985.

### **Effect of the Initial Demolition Notice**

Whilst this Notice is in force RBH 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 Premises.

However, Right to Buy claims submitted to RBH for any of the Relevant Premises whilst this Notice is in force will still be processed by RBH, so that, if the demolition plans cannot be implemented, the application can be completed. This Notice does not prevent a tenant of any of the Relevant Premises submitting a Right to Buy claim.

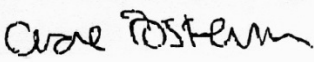
Should RBH subsequently serve a Final Demolition Notice in respect of the Relevant Premises, the Right to Buy will not arise in respect of the Relevant Premises while that Notice is in force and any existing claim will cease to be effective.

### **Right to Compensation**

There may be a right to compensation under section 138C of the Housing Act 1985 in respect of certain expenditure incurred in relation to any existing Right to Buy claim. Any claim for compensation should be served on RBH within the period of three months beginning with the date when the Notice comes into force ("the Operative Date").

The Operative Date of this Notice is 26 March 2019 being the date on which the Initial Demolition Notice was served on the tenants of the Relevant Premises

Dated: 26 March 2019

Signed: 

Clare Tostevin - Director of Growth, Rochdale Boroughwide Housing Limited