



Tayside House
31 Pepper Street
London
E14 9RP
Tel 020 7517 0424
Fax 020 7515 0218

Email: homeowners@eastendhomes.net

11 March 2014

Dear

INITIAL DEMOLITION NOTICE
Section 138A and Schedule 5A of the Housing Act 1985 as amended

This Notice is given by EastendHomes of First Floor, Tayside House, 31 Pepper Street, London E14 9RP.

EastendHomes is required by Schedule 5A of the Housing Act 1985 as amended ("the Act") to publish the following information:

Intention to Demolish

EastendHomes intends to demolish the following properties (the "Relevant Premises") :-

- 1-6 Barnett House
- 1-26 Bernard House
- 1-92 Brune House
- 1-28 Carter House
- 1-48 Wheler House

Reason for Demolition

The demolition of the Relevant Premises is necessary for a major redevelopment scheme to regenerate the area. This is known as part of the 'Holland Estate' and will provide new homes, new commercial space and community facilities.

Demolition Period

EastendHomes intends to demolish the Relevant Premises by 11th March 2019 being no more than five 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

This Notice will cease to be in force on 11th March 2019 unless previously revoked under the provisions of Paragraph 3 Schedule 5A of the Act.

Effect of the Initial Demolition Notice

Whilst this Notice remains in force EastendHomes will not be under an obligation to make such a grant as is mentioned in Section 138(1) of the Act in respect of any claim made by you to exercise the preserved Right to Buy/Right to Acquire in respect of any of the Relevant Premises.

This Notice does not prevent:-

- (i) you from making a claim to exercise the preserved Right to Buy/Right to Acquire
- (ii) you taking such steps pursuant to Part V of the Act in connection with any such claim up to the point of operation of Section 138 (1) of the Act
- (iii) the operation of Section 138 (1) in most circumstances when this Notice ceases to be in force but

If EastendHomes subsequently serves a Final Demolition Notice in respect of the Relevant Premises, the preserved Right to Buy/Right to Acquire 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

You may have a right to compensation under Section 138C of the Act in respect of certain expenditure incurred if at the time when this Notice is served on you there is already an existing claim to exercise the preserved Right to Buy/Right to Acquire in respect of the Property. In such circumstances if within the period of three months beginning with the date when the Initial Notice comes into force ("the Operative Date") you serve on EastendHomes a written notice claiming an amount of compensation, EastendHomes shall pay that amount to you.

Compensation is in respect of expenditure reasonably incurred by you before the Operative Date in respect of legal and other fees and other professional costs and expenses payable in connection with the exercise by you of the right to buy.

Your claim must be accompanied by receipts or other documents showing that you have incurred the expenditure in question.

The Operative Date of this notice is 11th March 2014 being the date a copy of this notice was served on the tenants of the Relevant Premises

Further information about this Notice is obtainable from: Debi Sainsbury, Home Ownership Manager, EastendHomes, 020 7517 4700.

Dated this day 11th March 2014



Signed:

Paul Bloss Chief Executive